

660

COMPTON STREET

BROOMFIELD, CO 80022

**INDUSTRIAL FOR SALE
OR LEASE**

LOW OPEX: \$3.76

**35,843 SF ON 1.66 ACRES FOR LEASE
OWNER COMPLETING BUILDING
RENOVATION!**

CENTREPOINT
PROPERTIES

 **CUSHMAN &
WAKEFIELD**



PROPERTY OVERVIEW

Property Summary

660 Compton Street is a freestanding building located in the Northwest submarket of Denver. The property offers dock high and grade loading doors, ESFR sprinklers, functional two-story office space, and ample parking. The property can be demised down to 17,254 SF or occupied as one single tenant. The property also offers I-2 zoning, which allows for heavy industrial uses.

Location & Access

Located just minutes from the Boulder Turnpike, I-70 and E-470, the property offers convenient access to nearby amenities, Rocky Mountain Metropolitan Airport, and Metro Denver's growing population base. The property is strategically located along the Boulder Turnpike, granting access to both the Denver and Boulder skilled workforces.

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PRICE REDUCTION \$200/SF \$195/SF

~~\$14.00/SF NNN~~ \$13.00/SF NNN

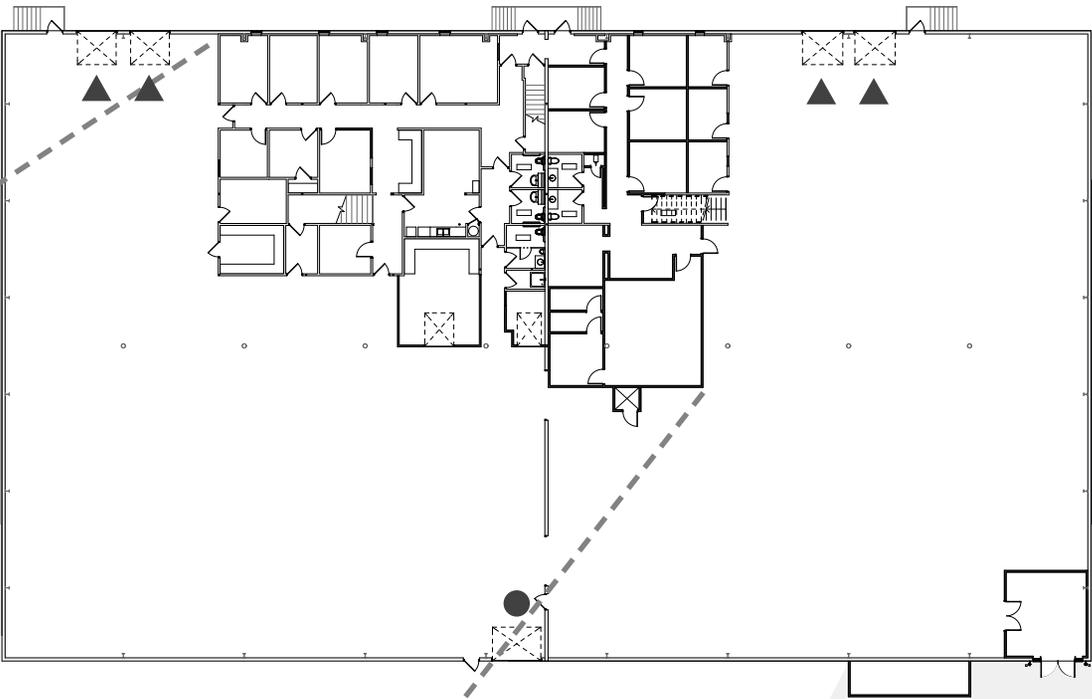
Building Size	35,843 SF (Divisible to 17,254 SF)
Suite A:	18,559 SF
Suite B:	17,254 SF
Office Size	±13,018 SF (Two-Story Office)
Suite A:	7,784 SF
Suite B:	5,174 SF
Site Size	1.66 AC
City/County	Broomfield
Clear Height	20'
Zoning	I-2 (City of Broomfield)
2025 Mill Levy	93.716
Sprinklers	ESFR
Dock-High Doors	Four (4)
Drive-In Doors	One (1)
Estimated OPEX	\$3.76 (2025)
Power	3-Phase (TBV by Electrician)

SINGLE TENANT OPTION

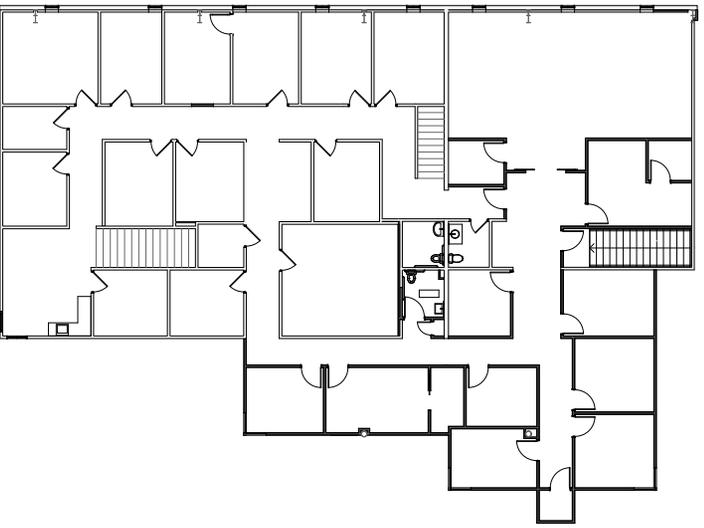


FIRST FLOOR

- Total SF: 35,843 SF
- Office: 6,479 SF
- Second Story Office: 6,479 SF



SECOND STORY OFFICE



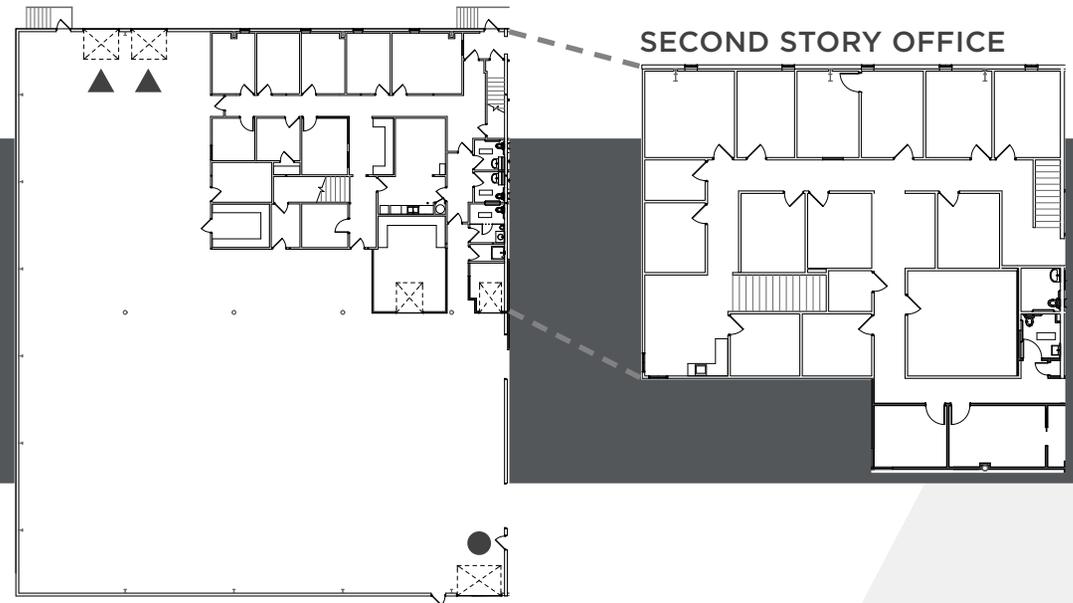
● Grade Level Doors ▲ Dock High Doors

MULTI-TENANT OPTION

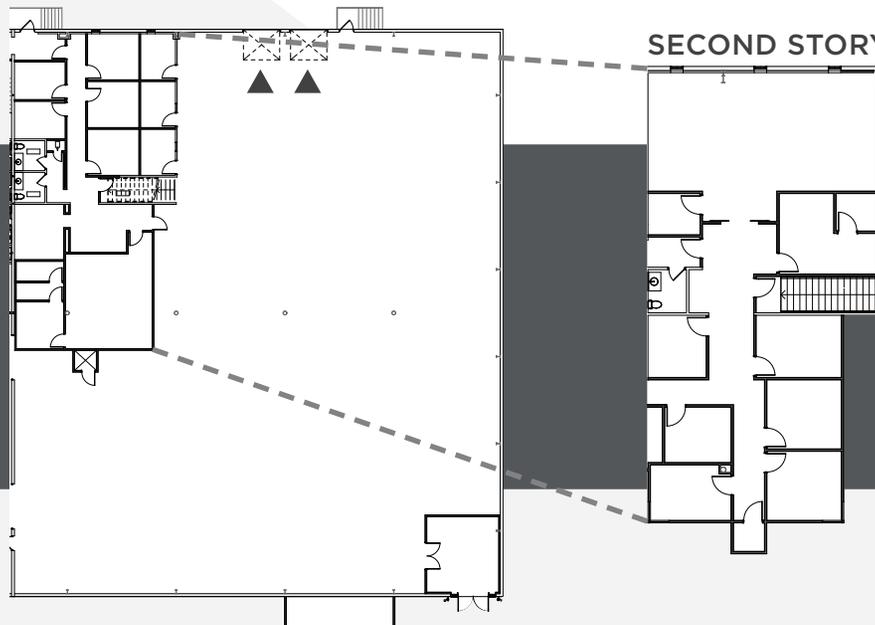


UNIT A

- Unit A: 18,559 SF
- First Story Office: 3,892 SF
- Second Story Office: 3,892 SF



SECOND STORY OFFICE



UNIT B

- Unit B: 17,254 SF
- First Story Office: 2,587 SF
- Second Story Office: 2,587 SF



Grade Level Doors



Dock High Doors

660

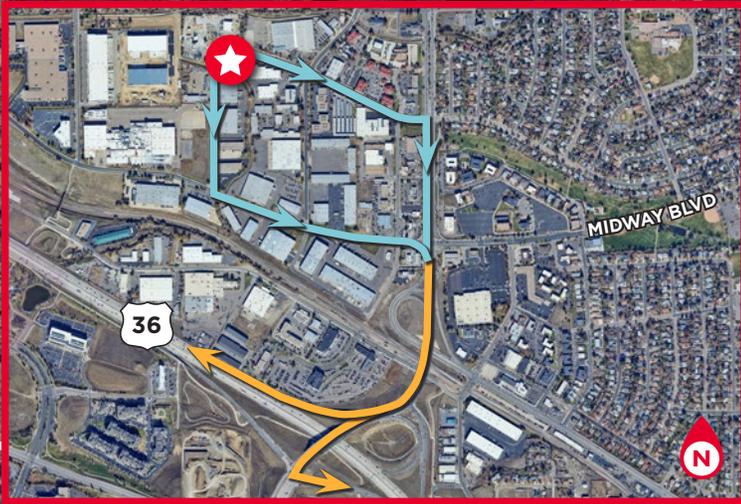
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DOWNTOWN
DENVER

PEÑA BLVD

DRIVE TIMES

I-76	20 minutes
I-25 South	15 minutes
I-25 North	10 minutes
I-70	25 minutes
Downtown Denver	34 minutes
Denver Intl. Airport	27 minutes

FOR MORE INFORMATION, PLEASE CONTACT:

DREW MCMANUS, SIOR
Vice Chairman
+1 303 813 6427
drew.mcmanus@cushwake.com

BRYAN FRY
Senior Director
+1 303 312 4221
bryan.fry@cushwake.com

RYAN SEARLE
Senior Director
+1 303 813 6499
ryan.searle@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
+1 303 292 3700
cushmanwakefield.com

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