



7905

W 120TH AVENUE
BROOMFIELD, COLORADO

7,000 SF Industrial Warehouse/Flex Space

Available for Lease in Broomfield, CO

Kentwood
Commercial

EXECUTIVE SUMMARY

MODERN FLEX SPACE WITH RENOVATED OFFICE & WAREHOUSE AVAILABLE FOR LEASE

Position your business in this well-maintained and thoughtfully renovated flex property in the heart of Broomfield, offering an ideal combination of modern office space and highly functional warehouse operations. The recently updated office area features a welcoming reception and open collaborative workspace, two private offices, an additional office located within the warehouse, a kitchen/break room, and separate men's and women's restrooms. A mezzanine level provides additional storage, maximizing the building's efficiency without sacrificing usable floor space.

The warehouse is approximately 5,300 SF and has been renovated to provide a clean, flexible environment with approximately 18-foot clear heights, full HVAC, one oversized 18' x 12' drive-in door, and one 12' x 12' dock-high door to accommodate a variety of industrial, manufacturing, distribution, showroom, or service uses. The property also offers approximately 20 surface parking spaces, with secured outdoor yard space available for equipment or material storage. Conveniently located with excellent access to U.S. 36, Interlocken Business Park, Denver, Boulder, and the greater Northwest Metro area, this property presents an outstanding opportunity for owner-users or tenants seeking a move-in-ready flex facility in one of Colorado's premier business locations.

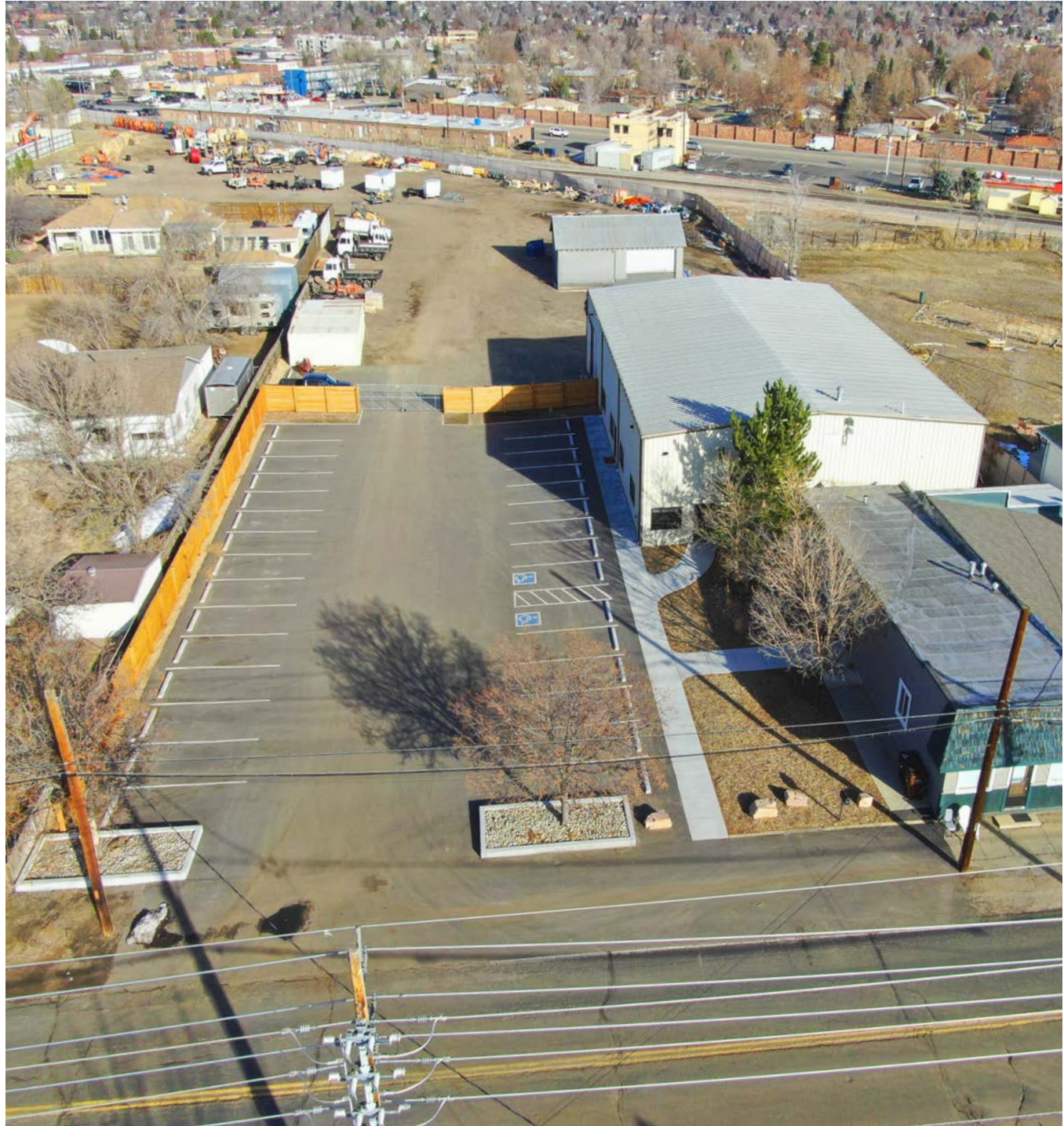
Property Highlights

- » Renovated office and warehouse with modern finishes
- » Open reception and collaborative office workspace
- » Two private offices plus dedicated warehouse office
- » 18' clear-height warehouse with full HVAC
- » 200 Amp, 208Y/120V, 3-Phase, 4-Wire electrical service
- » One 18' x 12' grade-level drive-in door and one 12' x 12' dock-high door
- » Mezzanine storage for additional operational flexibility
- » Kitchenette/break room and separate men's & women's restrooms
- » Approximately 20 surface parking spaces with secured yard storage available
- » Excellent access to U.S. 36, Interlocken Business Park, Denver, and Boulder



LEASE RATE	\$20.00/SF + Utilities
BUILDING SIZE	7,000 SF
PROPERTY TYPE	Flex/Warehouse
YEAR BUILT	1992
ROOF	Metal
HEAT	Forced Air
COOLING	A/C
POWER	200A, 208/120V, 3PH, 4W
CLEAR HEIGHT	Approx. 18'
DRIVE-IN DOORS	1 (Approx. 18 x 12')
DOCK-HIGH DOORS	1 (Approx. 12 x 12')
ZONING	B-2
PARKING	20 Surface Spaces

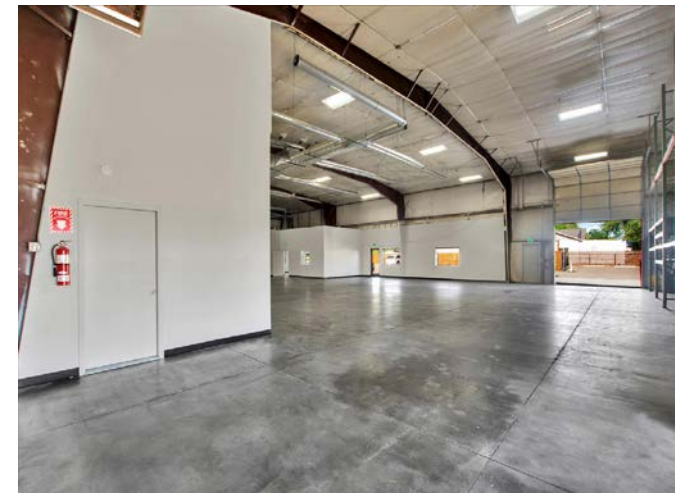
EXTERIOR PHOTOS



OFFICE PHOTOS



WAREHOUSE PHOTOS



SPACE PLAN



AREA MAP

7905 W. 120TH AVENUE BROOMFIELD, CO 80020



HIGHWAY ACCESS

- W. 120th Avenue (Direct Access)
- US 287
- US 36 (Denver-Boulder Turnpike)
- Northwest Parkway

TRANSPORTATION

- Rocky Mountain Metropolitan Airport (BJC)
- RTD US 36 / Flatiron Flyer Station

RETAIL & DINING

- Flatiron Crossing
- Olde Town Broomfield

NEARBY EMPLOYMENT

- Interlocken Business Park
- Ball Corporation
- Oracle
- Broadcom

All drive times are approximate.

Strategically located between Denver and Boulder with immediate access to US 287, US 36 and the Northwest Parkway.



BROOMFIELD, COLORADO

Broomfield, Colorado is strategically located midway between Denver and Boulder along the U.S. 36 corridor, making it one of the Denver metro area’s most desirable business and residential communities. As both a city and county, Broomfield offers exceptional regional connectivity with convenient access to Interstate 25, U.S. 36, Northwest Parkway (E-470), and Denver International Airport. The community is home to a diverse mix of corporate headquarters, technology companies, healthcare providers, and professional services firms, anchored by the nationally recognized Interlocken Business Park. With a highly educated workforce, business-friendly environment, and strong economic fundamentals, Broomfield continues to attract employers seeking a central location within Colorado’s innovation corridor.

Beyond its economic advantages, Broomfield offers an outstanding quality of life supported by abundant amenities, open space, and recreation. Residents and employees enjoy more than 8,000 acres of parks and open space, an extensive network of trails, championship golf courses, and panoramic views of the Rocky Mountains and Flatirons. Regional shopping and dining destinations, including FlatIron Crossing and the ARISTA mixed-use district, provide a wide variety of retail, restaurants, hotels, and entertainment options. Coupled with excellent schools, well-maintained neighborhoods, and easy access to both urban conveniences and outdoor recreation, Broomfield has established

DEMOGRAPHICS

Population 2025	1 mi	11,030	Average Household Income	1 mi	\$109,512	Daytime Businesses	1 mi	1,135
	3 mi	73,538		3 mi	\$134,480		3 mi	4,359
	5 mi	214,627		5 mi	\$135,358		5 mi	10,825
Median Age	1 mi	35.9	Daytime Employees	1 mi	9,687	Consumer Spending	1 mi	\$165,749,665
	3 mi	39.1		3 mi	45,025		3 mi	\$1,173,217,773
	5 mi	39		5 mi	100,069		5 mi	\$3,320,603,730

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market.

Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



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PRESENTED BY: _____

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