



FOR LEASE | OFFICE SUITES

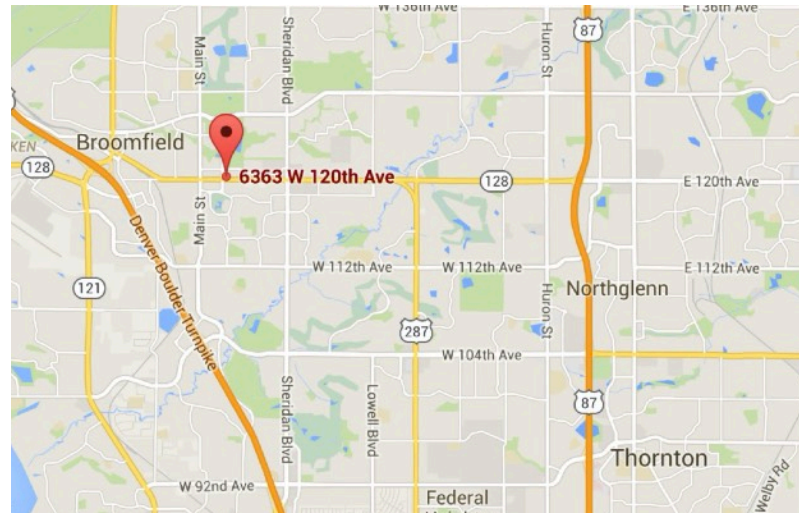
AVAILABLE SF:	1,537/SF
LEASE RATE:	\$13.00-\$15.00/SF
LEASE TYPE:	\$10.75 NNN
CITY:	Broomfield
COUNTY:	Broomfield
SUBMARKET:	Broomfield County
BLDG USE:	Office
YR BUILT:	1984
BLDG SF:	29,954
# OF BLDGS:	3
PARKING:	4.02/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

6363 W 120TH AVE is a well located, 3 story multi-tenant Office/Medical Building located in downtown Broomfield at the corner of 120th Ave and Lamar St. The property is just 24min to Boulder, 30min to downtown Denver, & 35min to Denver International Airport. Designed for office/medical use the property has ADA compliant restrooms along with 175 free surface parking space (Ratio = 4.02/1,000 SF) to meet the needs of the tenants and their patrons. The current build-out of the building consists of small to mid-size Suites with large picture windows with incredible views that make a comfortable working environment. Most of the available space can be demise to fit the needs of any tenant, and kitchenette's can easily be added to the Suite's. This well located office property is a great option for tenants seeking an affordable, inviting working environment for their employees.

PROPERTY HIGHLIGHTS

- Excellent Downtown BroomField location
- Well maintained property with local ownership
- 175 free surface parking spaces
- Affordable small to mid-size Suites
- 36-60 month lease required with build-out



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