



510 Compton Street

Suite 105, Broomfield, CO

510
COMPTON
STREET

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[View Map](#)

Office / Flex Space for Lease in Broomfield - Major Leasing Incentive

Available Space	2,700 sq. ft.
Lease Rate / sq. ft.	\$15.50 NNN \$9.95 NNN
Expenses / sq. ft.	\$4.17

- Year 1 Introductory Rate of \$9.95 NNN, Year 2 Rate of \$14.50 NNN & 3% Escalations Thereafter For Any 3+ Year Deals
- Space is Currently Configured as Mostly Office, but Landlord is Willing to Demo to Provide More Warehouse & Add a Drive-In Door - Perfect for a Variety of Warehouse / Flex, Lab, R&D & Many More Uses (See Potential Floor Plan on Back of Brochure)
- Great Broomfield Location - Easy Access to Hwy 36, 120th Ave & Hwy 287
- Abundant Parking
- Quality Construction with Nice Landscaping – Property is Well-Maintained

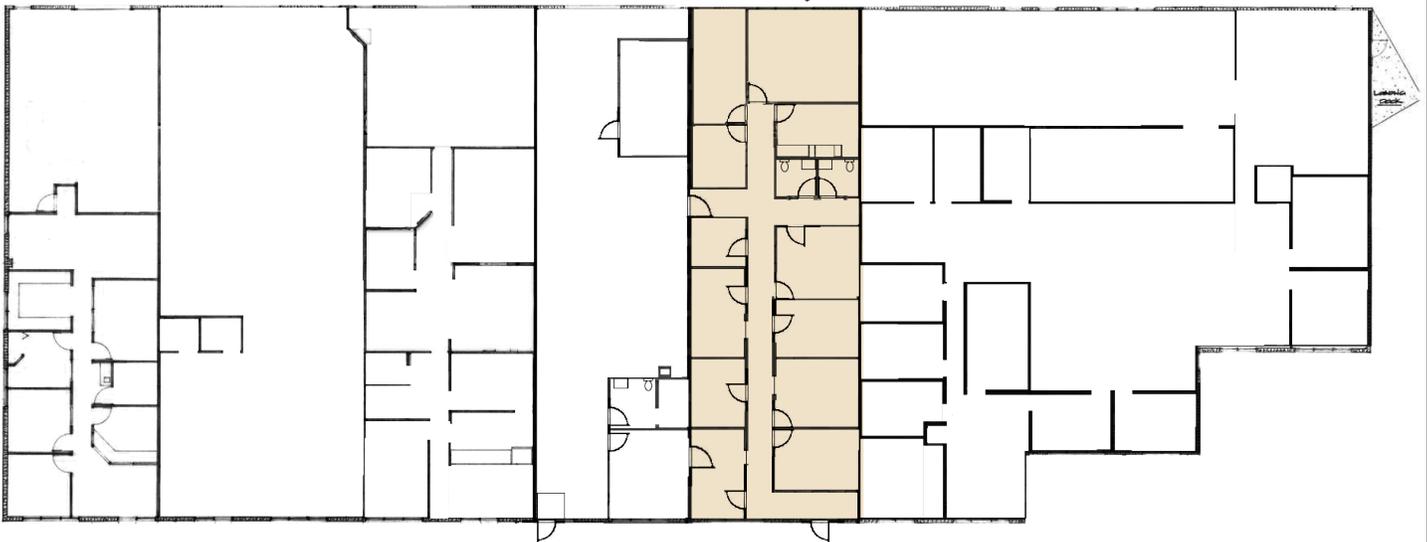
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

As-Built Floor Plan

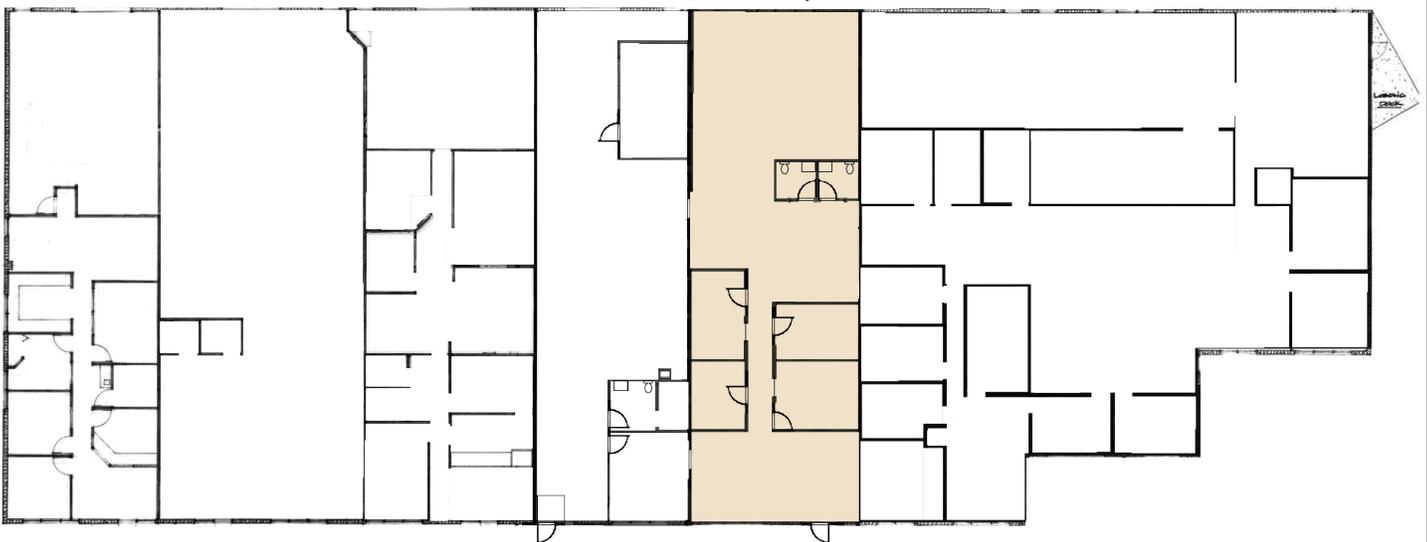
Glassed-In
Drive-In
Door
↓



Suite 105
2,700 sq. ft.

Potential Floor Plan

Drive-In
Door
↓



Suite 105
2,700 sq. ft.

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