

# MY FLEX SPACE AT DEPOT HILL RETAIL – OFFICE FOR LEASE

1001 Depot Hill Rd., Broomfield, CO



## **Property Details:**

- Lease Rate: \$20.75NNN
- Unit A-6: 1,276 RSF
- Unit A-8: 1,276 RSF “Retail storefront”
- Unit A-11: 1,276 RSF
- Unit A-13: 1,276 RSF
- Unit A-15: 1,276 RSF
- Zoning: PUD
- OH Door: 10’X14’
- Power: 3 Phase – 150 AMP
- Heat: Gas forced unit
- 24’X13’ mezzanine included in all units

## **Property Highlights:**

Vista Commercial Advisors is pleased to announce the listing of My Flex Space at Depot Hill. Retail / Office flex condos, move-in ready with restroom, kitchenette & mezzanine. Uses include car storage, personal studios, gym facilities, general retail & office uses. Monument signage is available. Excellent central Broomfield location with easy access to the Hwy. 36 & Hwy 287 corridors. Uses exclude residential & food prep.

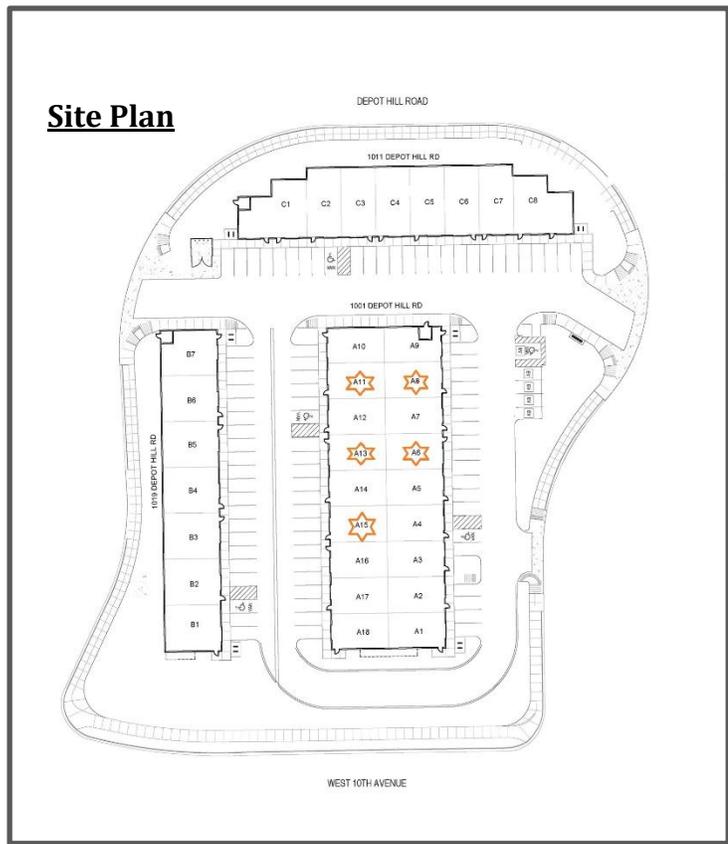
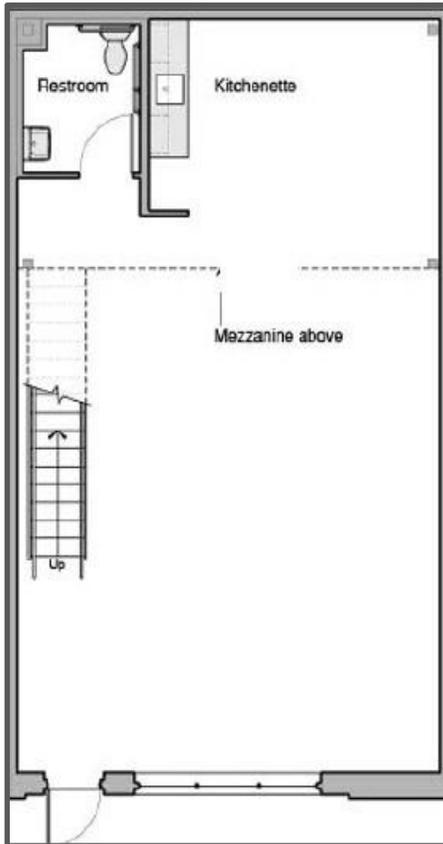
*Exclusively represented by Vista Commercial Advisors: Chip McReynolds  
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*Commercial Real Estate Advisory Services*



**Traffic Counts**

**Vehicles Per Day:**  
 Hwy 287: 40,000  
 Hwy 36: 103,000

**Location Overview:**

- Just west of Hwy. 287
- Minutes from NW Parkway
- 13 miles from Boulder
- 16 miles from Denver

**Demographics:**

	1 Mile	3 Mile
Population	10,006	63,860
Households	4,262	26,750
Average HH Income	\$133,934	\$145,437

\*Source: Site To Do Business



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