

Broomfield Flex/R&D Building for Lease

2100 W. 6TH AVE | BROOMFIELD, CO 80020

Size: 4,000-8,060 SF

Rate: \$15.00/SF + \$7.53 NNN

FLEX FUSION

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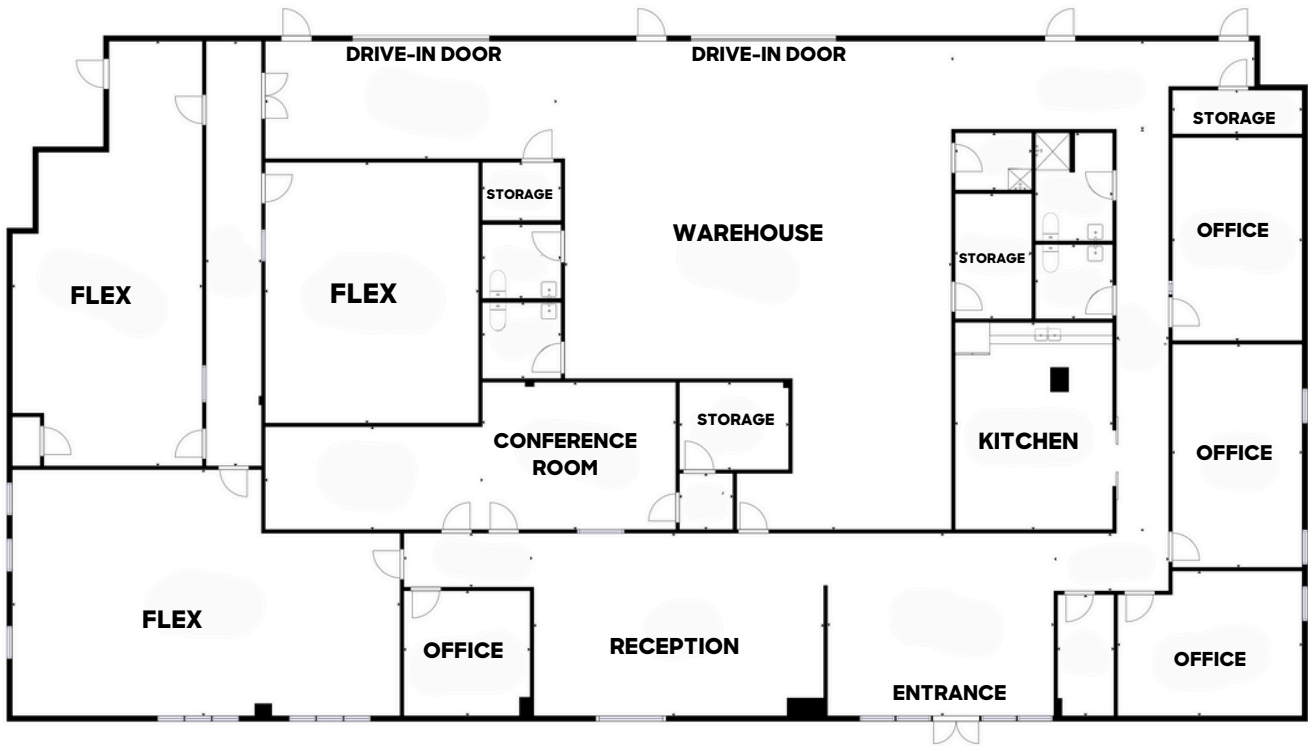
Introducing 2100 W 6th Avenue, a Flex-tastic opportunity in Broomfield, CO! This freestanding full building opportunity has everything you need. Currently owned by electrifying experts, this property is fully charged with upgrades that include three-phase power and 1000 AMPS. It's a perfect blend of 70% office space and 30% warehouse with HVAC throughout. Not to mention the two 10' drive-in doors that make access a breeze.

PROPERTY HIGHLIGHTS

- Renovated in 2019 with upgraded office space and HVAC throughout full building
- Two (2) 10' Drive-in Doors and 13' Clear Height
- 70% office/R&D, 30% warehouse
- Great Parking and Visibility
- 1000 + AMPS, 120/208 V, 3 Phase, 4 W (to be verified)



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