

Office Space for Sale or Lease

34 Garden Center, Broomfield, CO 80020

Property Information

Sale Price:	\$892,500.00
Lease Rate:	\$14.00/SF
Lease Type:	NNN
NNN's:	\$5.16/SF
Building Size:	4,375 SF
Lot Size (Approx):	.28 acres or 12,197 SF of land
Zoning:	B-1
County:	Broomfield
Year Built:	1979
Parking:	40 shared spaces available
HOA Dues:	\$2,470.00/year
Property Taxes:	\$16,045.28

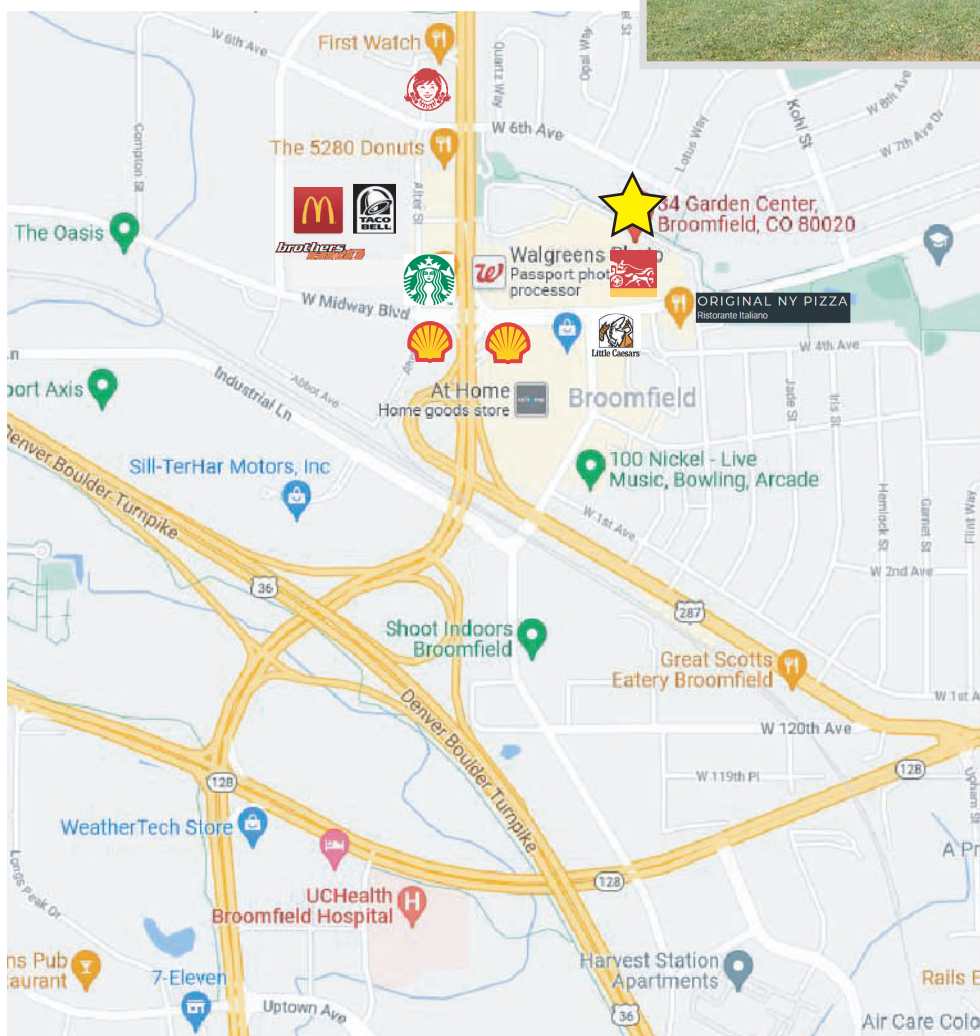


Property Details

Small office building with updated offices, good lighting and 18' ceilings on the main level. Includes kitchenette/food service area and shower. Unique, split level floor plan; both levels are ideal for co-working space. Lots of parking.

The building is located in an office park at the intersection of 287 and Midway.

Easy access to 287 and Hwy 36 (Boulder Turnpike).



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

Listed By: Rebecca B. Martin

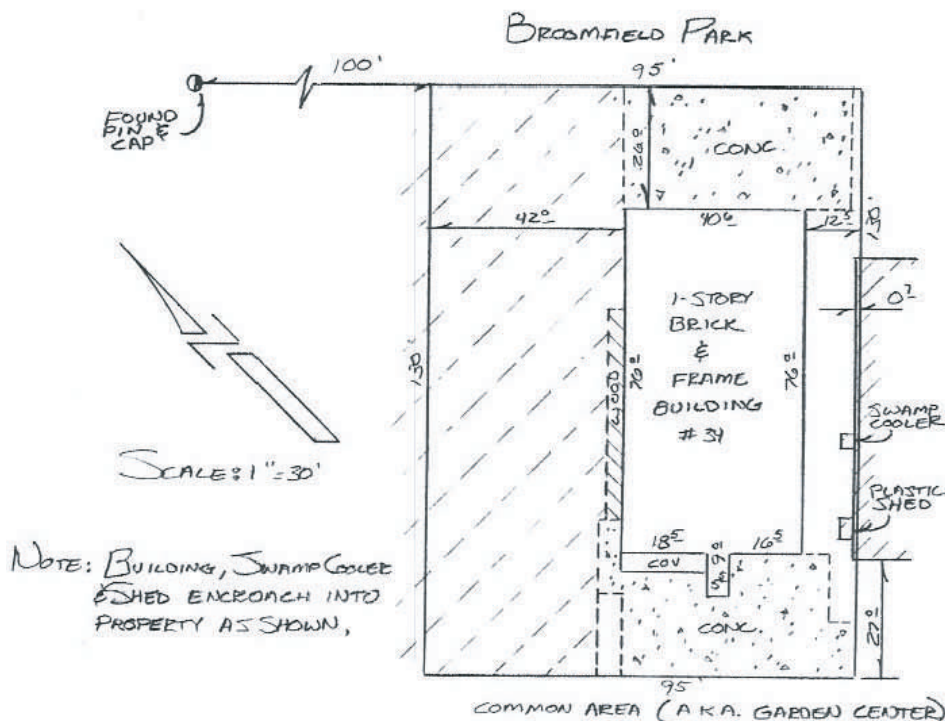
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2021 Demographics

	1 Mile	3 Mile
Total Population:	10,052	65,532
Total Households:	4,170	25,704
Average Age:	38.2	37.4
Median Household Inc:	\$80,692	\$100,175
Annual Pop Growth:	1.20%	1.64%
Annual Household Growth:	1.23%	1.79%

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