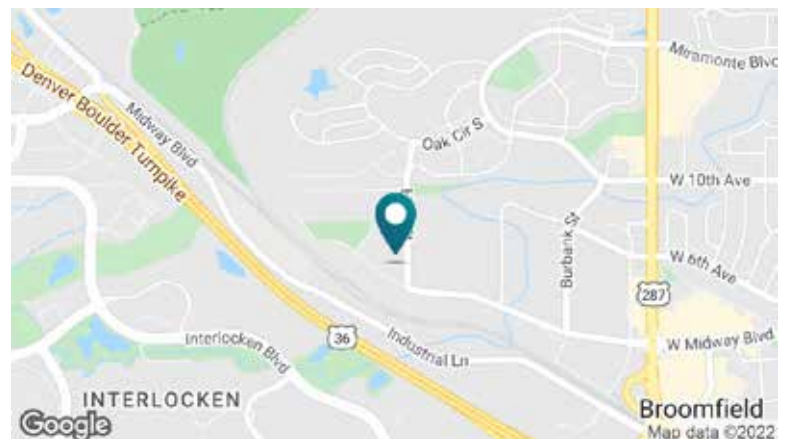


2655 W. MIDWAY BLVD. BROOMFIELD CO



BUILDING DETAILS

| | |
|--------------------|----------------------------|
| Lease Rate: | \$9.70 - \$14.00 /SF (NNN) |
| 2024 NNN Estimate: | \$9.50 /SF |
| Building Size: | 93,000 SF |
| Available SF: | 2500-85,000 SF |
| Lot Size: | 4.43 Acres |
| Year Built: | 1995 |
| Zoning: | I-1 |



PROPERTY OVERVIEW

The entire first floor of 2655 W. Midway is available for lease and is currently in core and shell condition with newly upgraded LED lighting. The third floor and the majority of the second floor will be available no later than 12/31/2024. This is a unique opportunity to lease up to 85,000 square feet of office/flex space in the US 36 Corridor/Broomfield market. Landlord is open to a generous tenant finish allowance, see listing agent for details. This building has a central core and is divisible to as small as 1,500 or up to 85,000 contiguous rentable square feet. The highlights of this building include terrific views (even on this first floor!), a mix of finished office and unfinished flex space, an overhead loading door, and abundant free onsite parking.

PROPERTY HIGHLIGHTS

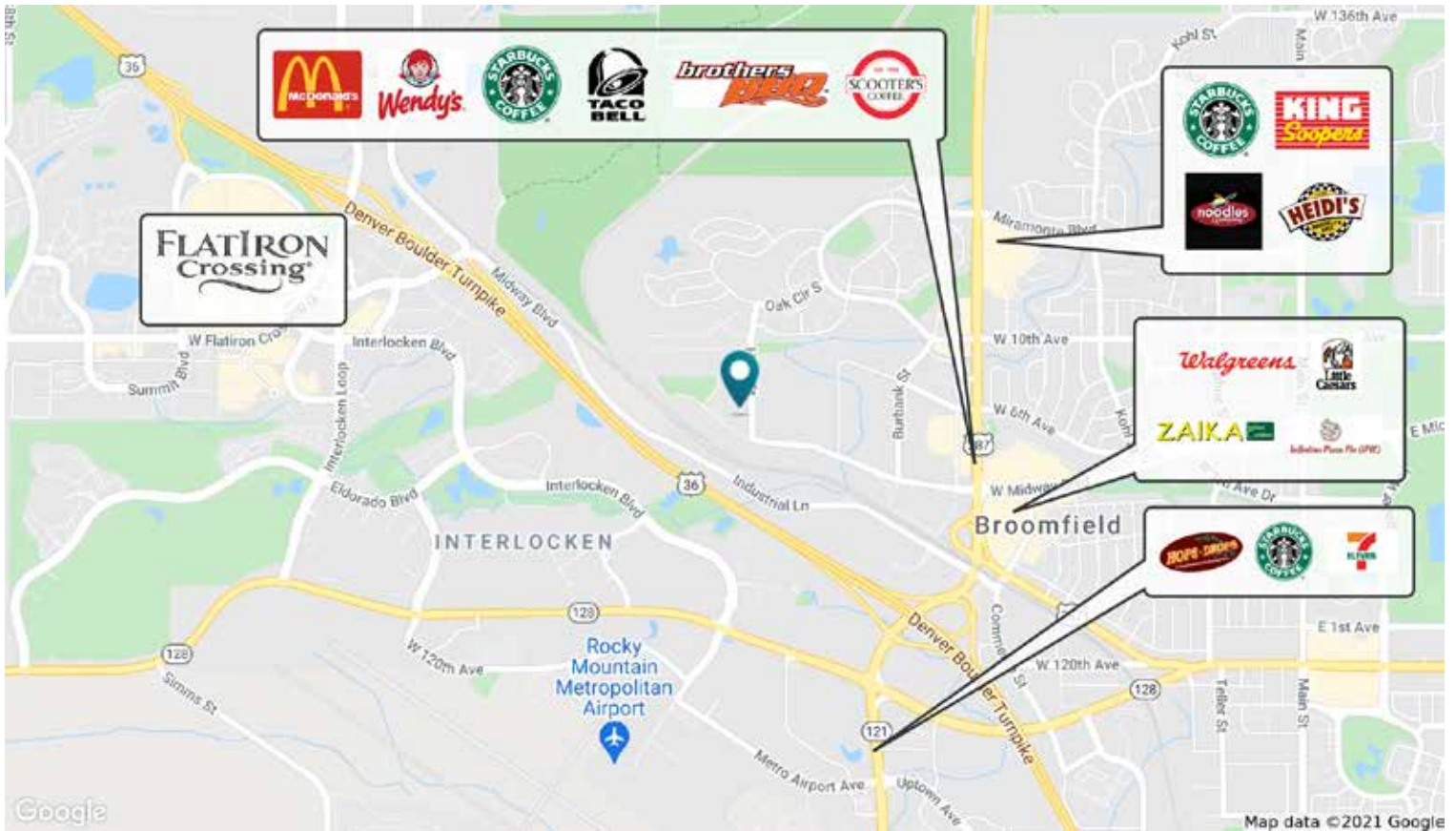
- Highly accessible Broomfield location - easy highway access to Denver, Boulder, and surrounding submarkets.
- Ample, free on-site parking - 4.20 / 1,000 SF parking ratio.
- Unobstructed Front Range views, even from the first floor.
- Overhead loading door.
- Many common area improvements include new showers and e-bike charging stations.
- Newly finished pedestrian bridge connecting the property to Flatiron Crossing Mall.

GEOFFREY KEYS

303.214.1540
keys@Keys-commercial.com

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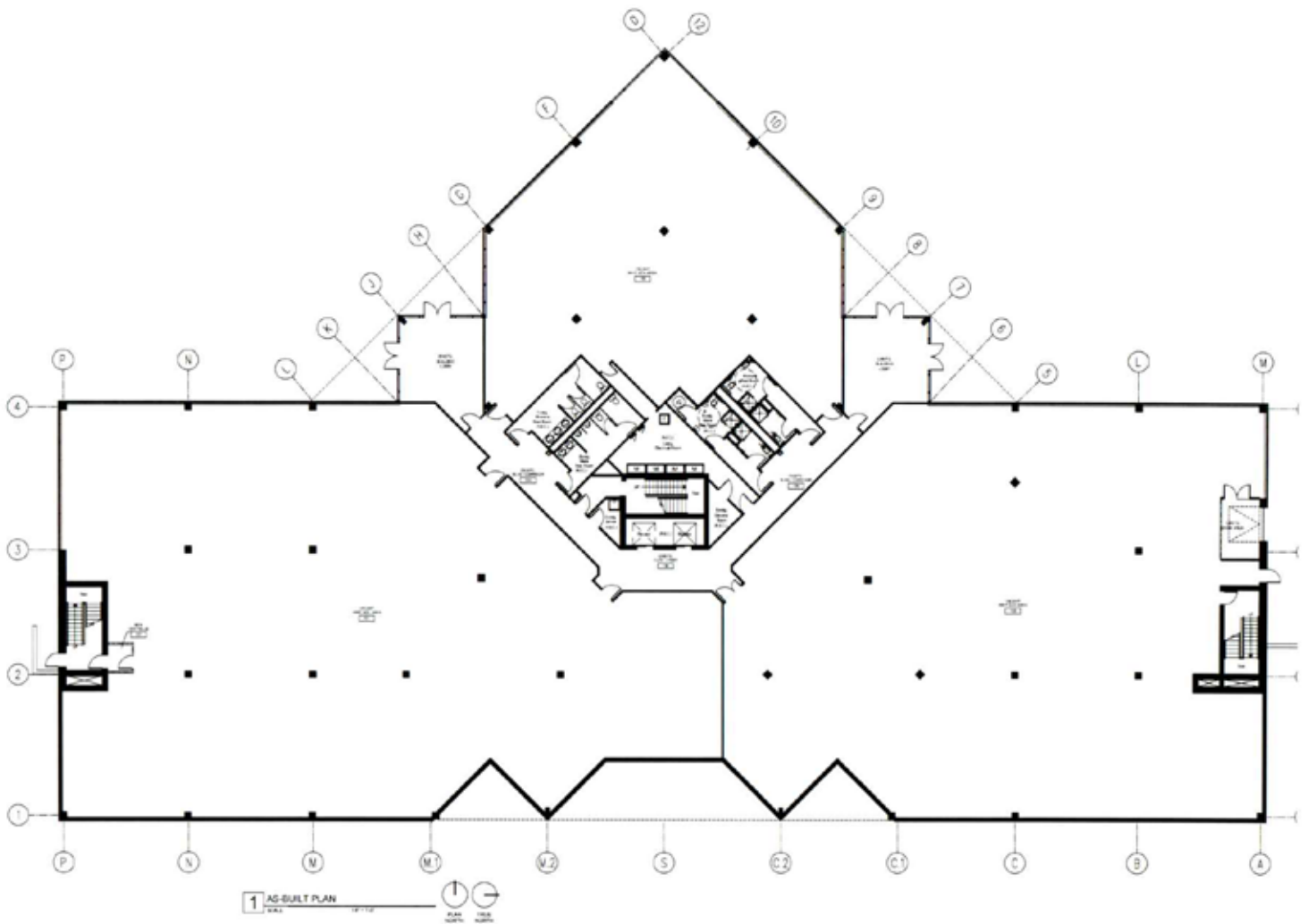
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FIRST FLOORPLAN



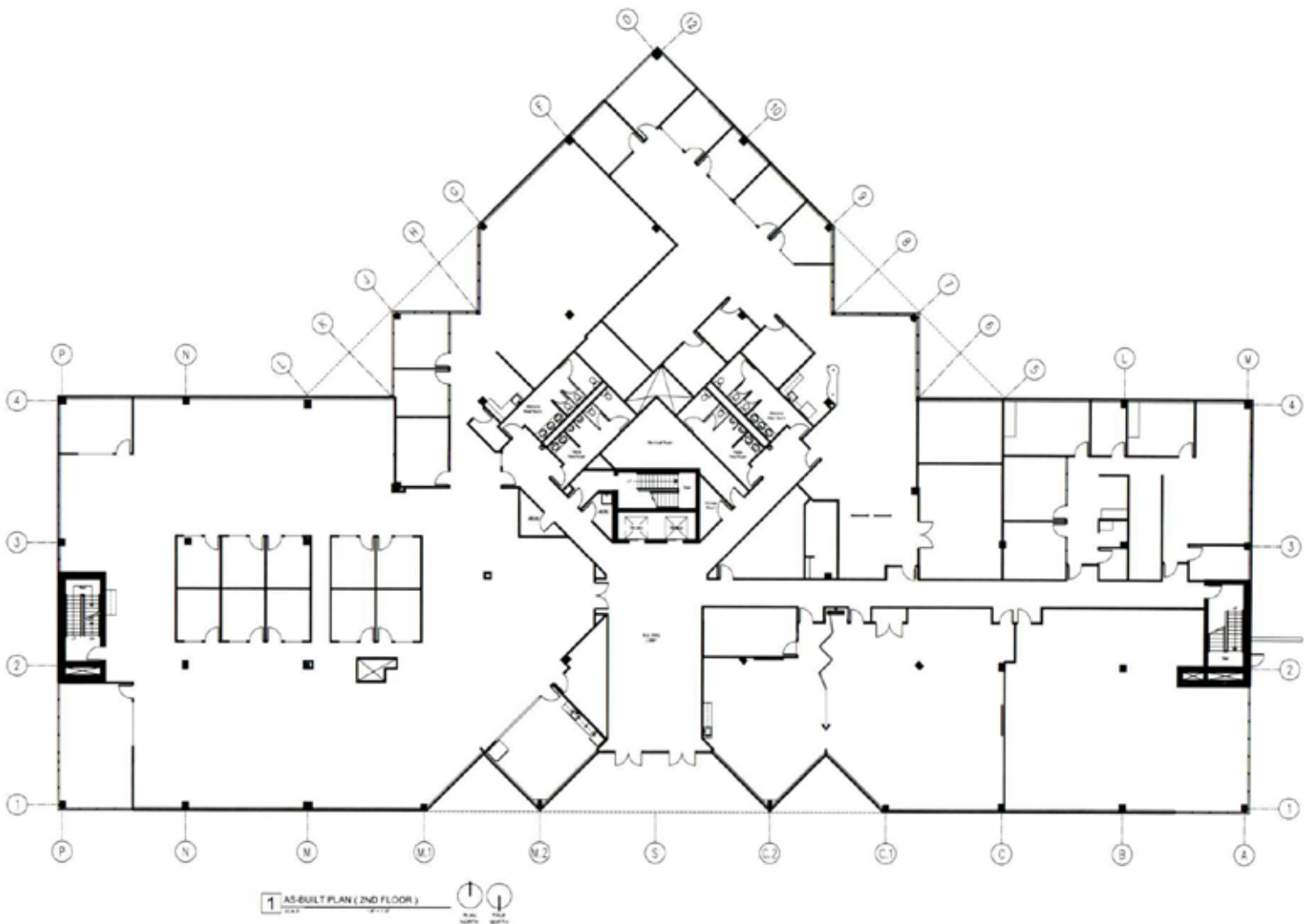
GEOFFREY KEYS

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SECOND FLOORPLAN



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THIRD FLOORPLAN



GEOFFREY KEYS

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,368 | 37,572 | 142,278 |
| Average Age | 35.7 | 36.7 | 36.8 |
| Average Age (Male) | 35.8 | 36.1 | 36.1 |
| Average Age (Female) | 35.7 | 37.3 | 37.2 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,066 | 14,790 | 54,159 |
| # of Persons per HH | 2.2 | 2.5 | 2.6 |
| Average HH Income | \$70,296 | \$85,234 | \$93,288 |
| Average House Value | \$571,376 | \$279,748 | \$313,655 |

* Demographic data derived from 2010 US Census



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