

1001 Depot Hill Rd Broomfield,CO 80020

Key Facts:

- Available Now
- Sizes: 900 SF to 4,000 SF
- Non-Residential Mixed-Use space
- Option to add mezzanine level
- Combinable units to create additional SF

Property Details & Highlights:

Name: MY FLEX SPACE at DEPOT HILL Address: 1001 Depot Hill Rd, Broomfield, CO Use: Flex Space Commercial Garage Condo

Total SF: ~36,230 SF

Features & Options

10x13 Over Head Doors, Mezzanine, Private Restrooms, HVAC, Juliet Balconies, 3 Phase Power 100/150 AMP, Custom Floors, 24 Hour Access

_ . . .

Pricing:

Sales pricing from high \$200,000's

Location Overview:

- Seconds from US Highway 287
- · 50,000 vehicles per day Highway 36 & 287
- · 13 miles from Boulder
- · 16 miles from Denver

Summary:

Unlike traditional office spaces, My Flex Space is designed to perform multiple functions. With little modification, your unit can grow and contract with the flow of your life and your business. The versatility of the space accommodates anything from yoga studios requiring open space, to incubators seeking operational and storage square footage. My Flex Space at Depot Hill can customize a permanent location that suits you, with a desirable fixed address.

The popularity of flexible commercial space has increased in recent years and more people have discovered innovative ways to utilize these properties. Hobbyists have learned Flex Space can be an option for collectibles. Retail stores have taken advantage of easy access to inventory and equipment. Traditional businesses have downsized office space in favor of collaboration areas and remote work.



PATRICIA WASSIK, CCIM
PRESIDENT & CEO
303.888.8526
patricia@connect-properties.com

CONSTRUCTION COMPLETION FOR SALE



Unit Sizes:

24 X 40, 24 X 47, 30 X 40 ~900 - 1,600 square feet Combinable

Occupancy:

Non-Residential Flex Space Garage Condos Pricing:

For sale or lease

Core & Shell Pricing From High \$200's Base NNN lease rates from \$20 PSF Contact us for specific unit pricing

Availability:

Now

Additional Info:

Small Business, Hobbyist, Office, Personal Space All Units Mezzanine Ready

Rough in for Private Bathroom in every unit Juliet Balconies on Select Units

33 Units

~36,230 Total Square Footage

Benefits to Owning:

SBA Financing

Fixed Monthly Cost - No Rental Rate Increases Build Equity and Appreciation

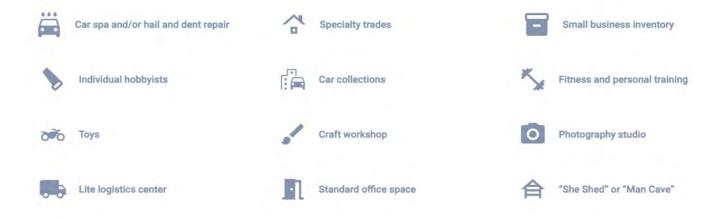
Tax Benefits

Passive Income from Rental Income

Ground lease:

By utilizing a ground lease, we are able to provide cost savings and tax benefits to owners. You will not own the land, but will own the unit like a condo and receive a special warranty deed

Examples Uses:

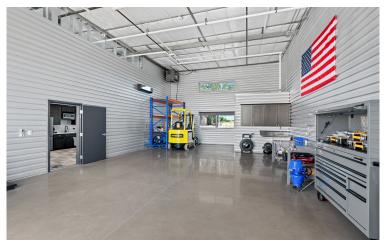


Website: coloradoflexspace.com



PATRICIA WASSIK, CCIM
PRESIDENT & CEO
303.888.8526
patricia@connect-properties.com

Photos & Renderings















303.830.1444

PATRICIA WASSIK, CCIM PRESIDENT & CEO 303.888.8526 LINDSAY SULLIVAN
BROKER ASSOCIATE
720.971.1433

 $patricia@connect-properties.com\\ \ linds ay @connect-properties.com\\$

LOCATION





DEMOGRAPHICS

Population1 Mile3 Mile10,00663,860Households4,26226,750Average HH Income\$133,934\$145,437

Traffic Counts

Vehicles Per Day

Highway 287 40,000 Highway 36 103,000

*Source:Site To Do Business

For more information, Please contact us below!

Or, visit our website: coloradoflexspace.com



PATRICIA WASSIK, CCIM PRESIDENT & CEO 303.888.8526 patricia@connect-properties.com

SITE PLAN



As of March 2025

All units in building A have upgraded electrical 150 AMP



PATRICIA WASSIK, CCIM PRESIDENT & CEO 303.888.8526 patricia@connect-properties.com