

FOR SALE
AVAILABLE NOW!

MY FLEX
SPACE
AT DEPOT HILL



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.



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**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:



Car spa and/or hail and dent repair



Specialty trades



Small business inventory



Individual hobbyists



Car collections



Fitness and personal training



Toys



Craft workshop



Photography studio



Lite logistics center



Standard office space



"She Shed" or "Man Cave"

Website: coloradoflexspace.com



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Photos & Renderings



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The conceptual renderings provided herein are for illustrative purposes only and are intended to convey a conceptual vision of the proposed commercial real estate development. These renderings may depict architectural designs, landscaping, amenities, and other features that are conceptual in nature and subject to change without notice.

LOCATION



DEMOGRAPHICS

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

Traffic Counts

Vehicles Per Day

Highway 287	40,000
Highway 36	103,000

For more information, Please contact us below!

Or, visit our website: coloradoflexspace.com

*Source: Site To Do Business



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SITE PLAN



GREEN - Pending

ORANGE - Sold

Unit	RSF	Dimensions
C1	1612	48 x 40
C2	1162	24 x 47
C3	1162	24 x 47
C4	1162	24 x 47
C5	1162	24 x 47
C6	1162	24 x 47
C7	1162	24 x 47
C8	1508	42 x 40

~ 350 additional SF from mezz



Unit	RSF	Dimensions
B1	1268	30 x 40
B2	1281	30 x 40
B3	1255	30 x 40
B4	1255	30 x 40
B5	1255	30 x 40
B6	1255	30 x 40
B7	1172	30 x 40

~ 375 additional SF from mezz

Unit	RSF	Dimensions
A1	977	24 x 40
A2	970	24 x 40
A3	970	24 x 40
A4	970	24 x 40
A5	970	24 x 40
A6	970	24 x 40
A7	970	24 x 40
A8	970	24 x 40
A9	885	24 x 40
A10	977	24 x 40
A11	970	24 x 40
A12	970	24 x 40
A13	970	24 x 40
A14	970	24 x 40
A15	970	24 x 40
A16	970	24 x 40
A17	970	24 x 40
A18	977	24 x 40

~ 291 additional SF from mezz

All units in building A have upgraded electrical 150 AMP



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