

510 COMPTON STREET

OFFICE/FLEX BUILDING FOR SALE OR LEASE

**Purchase Special
0% Interest for Year 1!***

CONTACT:

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OR [LYNDA GIBBONS](#)

(303) 442-1040

WWW.GIBBONSWHITE.COM

BUILDING SIZE:	20,340 SF
SALE PRICE:	\$2,440,800 (\$120/SF)
SPACE AVAILABLE:	6,840 SF
LEASE RATE:	\$6.50 - \$8.50 NNN (\$3.30)
AVAILABLE:	IMMEDIATELY



- GREAT BROOMFIELD LOCATION WITH EASY ACCESS TO HWY 36, 120TH & HWY 287
- TENANT IMPROVEMENTS NEGOTIABLE
- 1 DRIVE IN DOOR IN EACH UNIT & A DOCK DOOR IN SUITES 106-108
- VERY NICE OFFICE AREAS WITH SOME OPEN WAREHOUSE/STORAGE SPACE
- 14'8" CLEAR HEIGHT IN WAREHOUSE
- QUALITY CONSTRUCTION WITH NICE LANDSCAPING — PROPERTY IS WELL MAINTAINED
- ABUNDANT PARKING
- FIBER OPTIC DATA ACCESS

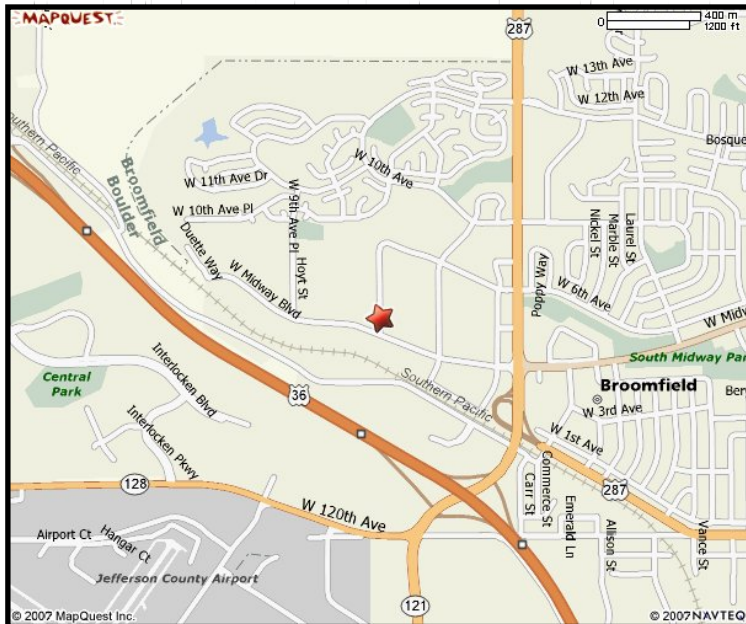
**PURCHASE SPECIAL ASSUMES A FIXED RATE OF 6% AND SPECIAL CONDITIONS APPLY — INQUIRE FOR DETAILS.*

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

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