

FOR LEASE

340 East 1<sup>st</sup> Avenue Broomfield, CO 80020

## BUILDING DETAILS

PROJECT SIZE	28,086 SF
BASE RENT (NNN)	\$12.00 - \$15.00
ESTIMATED EXPENSES	\$10.93 / SF
CITY & COUNTY	Broomfield
GENERATOR	On-Site
AVAILABLE SF	6,846 SF
TI ALLOWANCE	Negotiable



## ADDITIONAL FEATURES

- ▶ Class A Building
- ▶ Strong Local Ownership
- ▶ Balconies
- ▶ Medical & Professional Office



## DESCRIPTION

340 East 1st is a 28,086 square foot, three-story Class A Building designed for professional office users. Located just off of 120th Ave. between Sheridan Blvd., and Main St., the property is occupied with a mix of medical and professional office users. The abundance of retail shops and restaurants in the surrounding area and the high traffic location (50,000 cars per day) make this a great opportunity to any professional office user.



**JAMES O'MALLEY**

EMAIL [jomalley@resoluteinv.com](mailto:jomalley@resoluteinv.com)

PHONE 303.645.0545

WEBSITE [www.resoluteinv.com](http://www.resoluteinv.com)

