

Buildings 7, 8 and 9 have been completed

Buildings 7, 8 and 9

18,284 SF Each

30 ft. Ceiling Height

Fully Sprinklered and Full Gas Service

Mezzanine of 5,280 SF

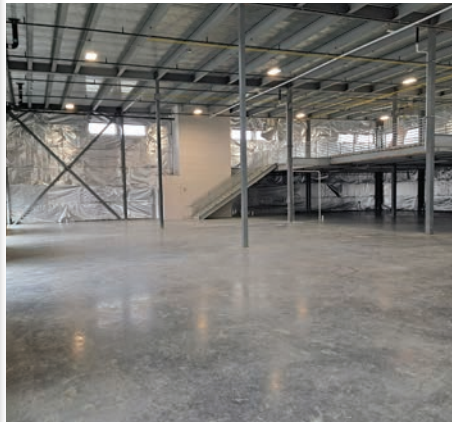
120/208V, 600V, 3-Phase, 1200 Amps

No Drive-In Doors - Can be Installed

Multiple Stub-Ins for Sewer & Drain

2 Ceiling Mounted Gas Heaters  
100,000 BTU's

Divisible 4 Bays of Approx 4,556 SF



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**Brokerage Disclosure  
to Buyer**

## STEM Research Park of Broomfield For Sale or Lease

11100 Broomfield Lane, Broomfield, CO



### PROPERTY INFORMATION

**Building 5:** 16,026± SF

**Building 6:** 16,026± SF

**Building 7:** 18,284± SF

**Building 8:** 18,284± SF

**Building 9:** 18,284± SF

**Pad Sites:** 4

**For Lease:** \$17.00/SF NNN

**For Sale:** Buildings Sold Separately or as a Package  
Contact brokers for Pricing

**Fuller Real Estate**  
(303) 534-4822

### PROPERTY NARRATIVE

The business park is locally owned and targeted to support growth in Colorado. New construction consists of 5 building and 4 pad sites. Opportunities range from purchasing the entire project to leasing 2,289 square feet and everything in between. The campus is ideal for complimentary businesses to support each other and may include manufacturing, assembly, distribution, retail and office. The park is supported by the Arista development which includes a hotel, restaurants, retail, office, and an expanding residential base. Downtown Broomfield is minutes away; the Jefferson County Airport is next door, and the property is at the junction of Wadsworth Blvd. and Highway 36.

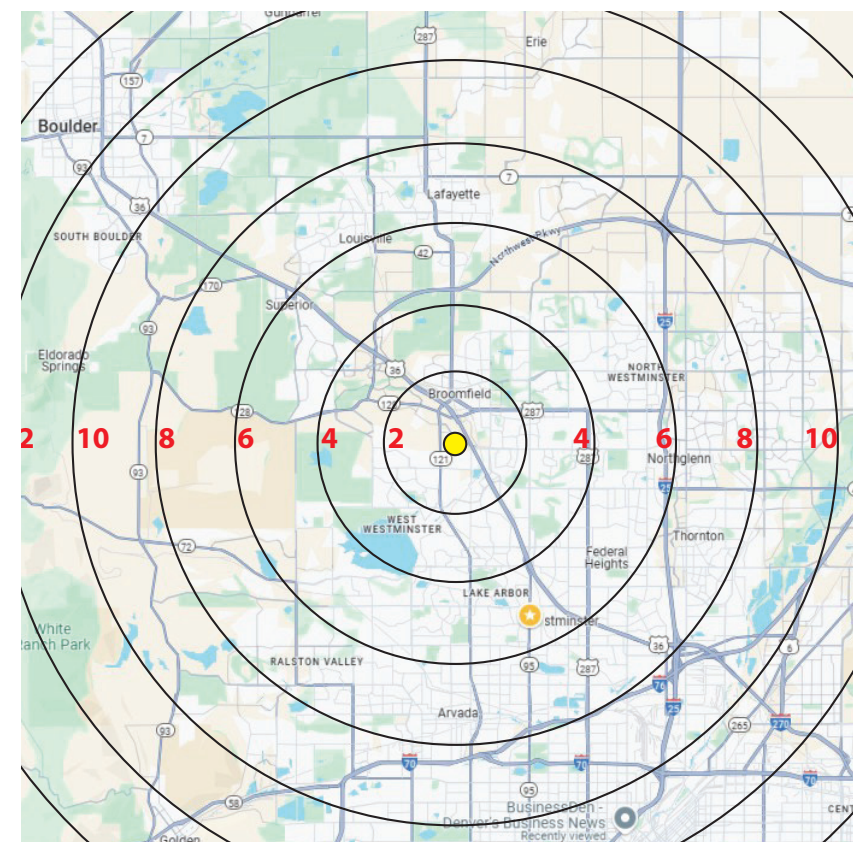
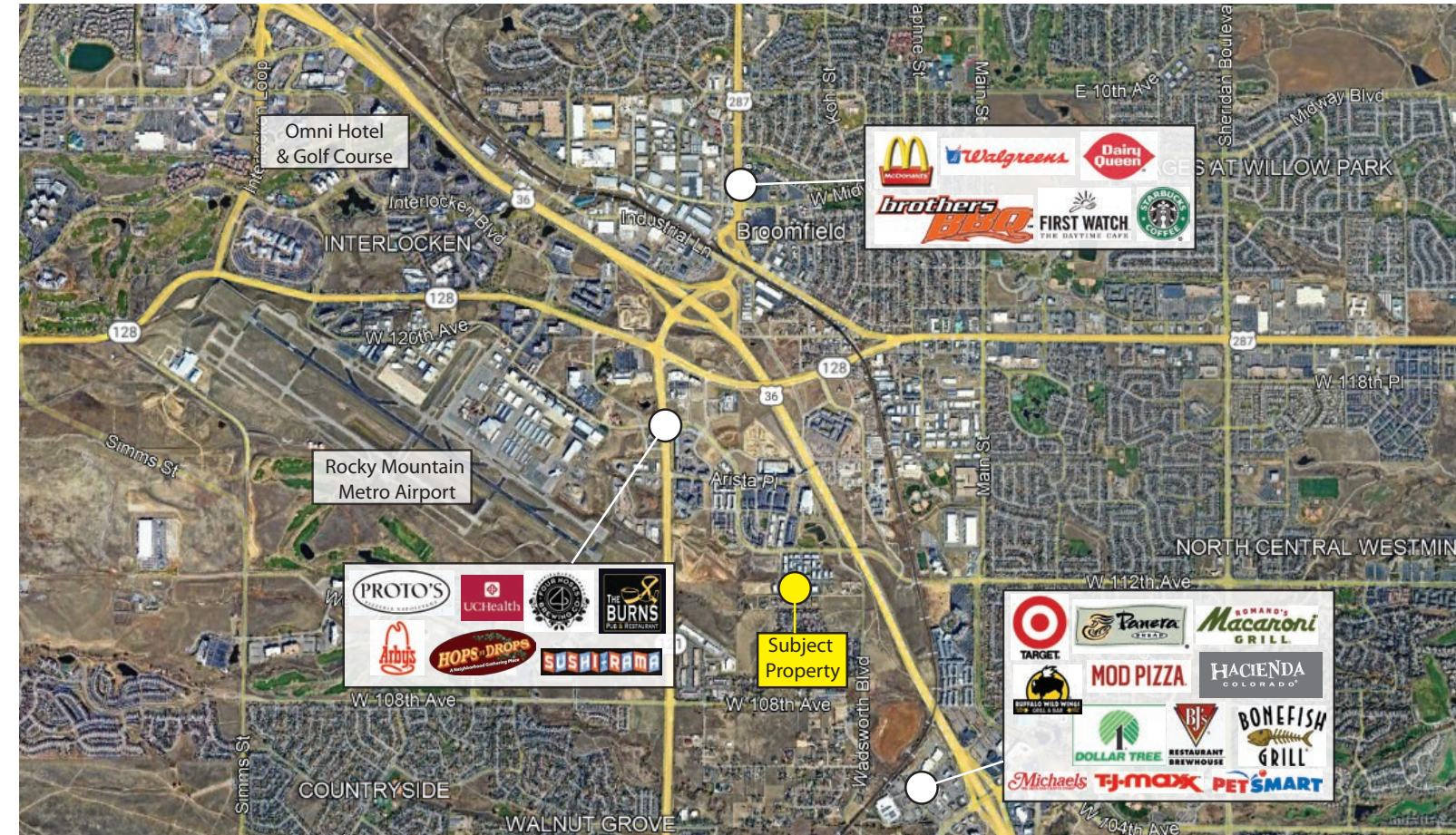
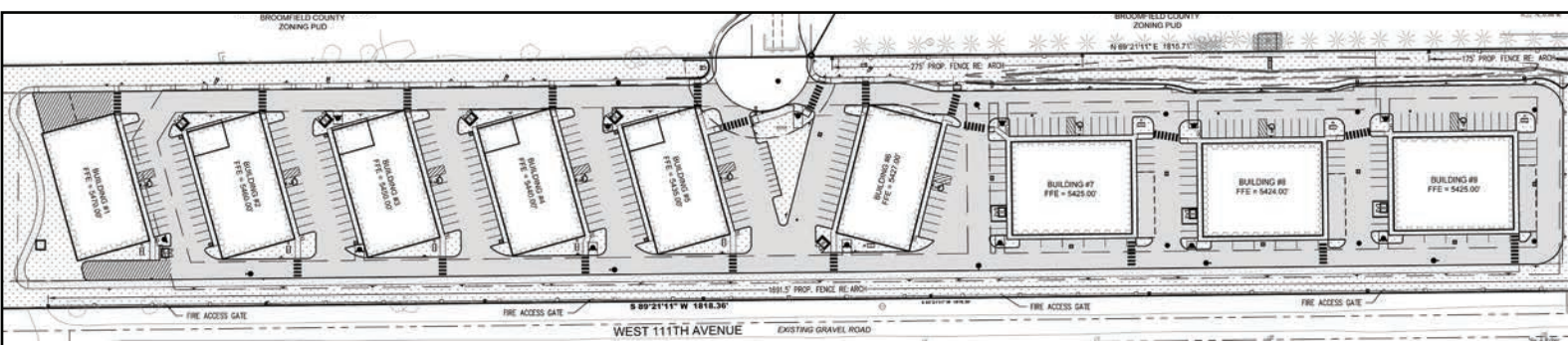
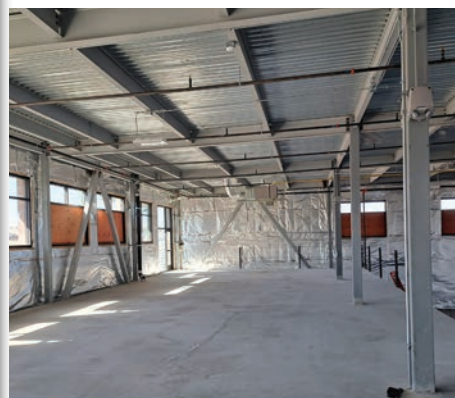
Permitted uses include, but not limited to; Medical and Dental, Medical Research & Development, Business/Office, Manufacturing & Assembly, Warehousing, Neighborhood Retail, Restaurants, Fitness, Theaters and Personal Services.





Buildings 5, 6, 7, 8 and 9 have been completed. Buildings 1, 2, 3, and 4 are presently pad sites approved for the construction of buildings identical to Buildings 5 & 6.

Buildings 5 & 6 are identical.  
16,026 SF Each  
25 ft. Ceiling Height  
Fully Sprinklered and Full Gas Service  
Mezzanine of 4,544 SF  
120/208V, 600V, 3-Phase, 1200 Amps  
Two 10x12 Drive-In Doors  
Multiple Stub-Ins for Sewer & Drain  
2 Ceiling Mounted Gas Heaters  
100,000 BTU's  
Divisible of 7 Bays of Approx 2,289 SF



#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2024)	7,891	80,474	236,960
Median Age	33.60	38.70	38.60
Households	3,665	33,059	93,241
Med. HH Income	\$81,547	\$97,416	\$92,429

#### TRAFFIC

- 1) 2,040 vpd at Uptown Ave at Broomfield Lane (2022)
- 2) 9,068 vpd at Wadsworth Blvd at Old Wadsworth Blvd (2022)
- 3) 102,874 vpd at nearby US36 (2022)

#### APPROX. DRIVE TIMES

Boulder - 18 Minutes  
Downtown Denver - 23 Minutes  
I-25 - 12 Minutes  
Denver International Airport - 30 Minutes