The Troy Centre: Office Space For Lease 2095 West 6th Ave., Broomfield, CO 80020





Property Highlights

- Building signage available
- > 2 common conference rooms available
- > Open spacious restrooms w/ showers on both levels
- ▶ T-1, DSL & Comcast available
- > On site management
- ▶ Just west of Hwy. 287, easy access
- Easy access to Hwy. 36, Hwy 287 and NW Parkway

Availability:

| Unit: | |
|--------------------|--|
| 103 | |
| 108 | |
| 109 | |
| 108/109 "combined" | |
| 210 | |
| | |

Square Footage: 1,089 SF 2,691 SF 2,183 SF 4,874 SF 2,218 SF

Lease Details:

Space available: Please see below <u>Max contiguous:</u> 4,874 SF <u>Lease Rate</u>: \$21.50/SF Modified Gross <u>Lease Term</u>: 3-5 years



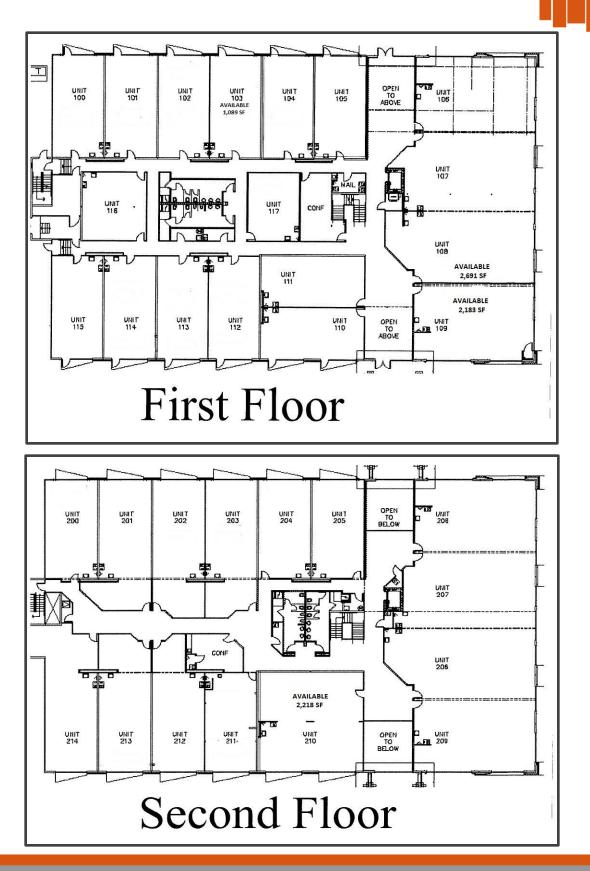
Exclusively represented by Vista Commercial Advisors: Chip McReynolds 303-974-7600 ext. 102 or <u>mcreynolds@vistacommercial.com</u>

130 Old Laramie Trail, Suite 200 Lafayette, Colorado 80026

303-974-7600 www.vistacommercial.com

1434 Spruce Street, Suite 100 Boulder, Colorado 80302

Vista Commercial Advisors, Inc. obtained information contained herein from sources believed to be reliable. The verification/accuracy is not guaranteed. It is submitted subject to errors, omissions, price ch rate, prior sale, lease or financing, or withdrawal without notice. You and your tax, broker and legal advisors should conduct your own investigation to confirm information. All marks displayed on this docu are the property of their respective owners.



130 Old Laramie Trail, Suite 200 Lafayette, Colorado 80026

303-974-7600 www.vistacommercial.com

1434 Spruce Street, Suite 100 Boulder, Colorado 80302

Vista Commercial Advisors, Inc. obtained information contained herein from sources believed to be reliable. The verification/accuracy is not guaranteed. It is submitted subject to errors, omissions, price change, rate, prior sale, lease or financing, or withdrawal without notice. You and your tax, broker and legal advisors should conduct your own investigation to confirm information. All marks displayed on this document are the property of their respective owners.