

**The Troy Centre:  
 Office Space For Lease**

2095 West 6<sup>th</sup> 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

**Lease Details:**

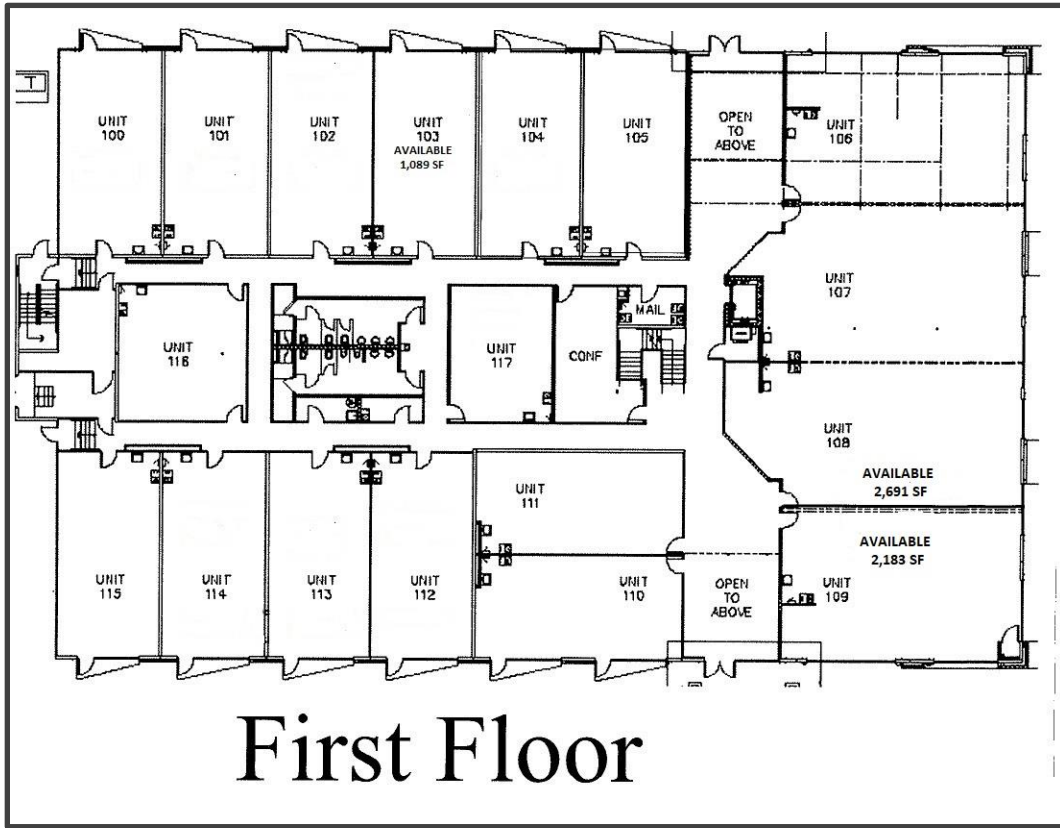
Space available:  
 Please see below  
Max contiguous:  
 4,874 SF  
Lease Rate:  
 \$21.50/SF Modified Gross  
Lease Term:  
 3-5 years

**Availability:**

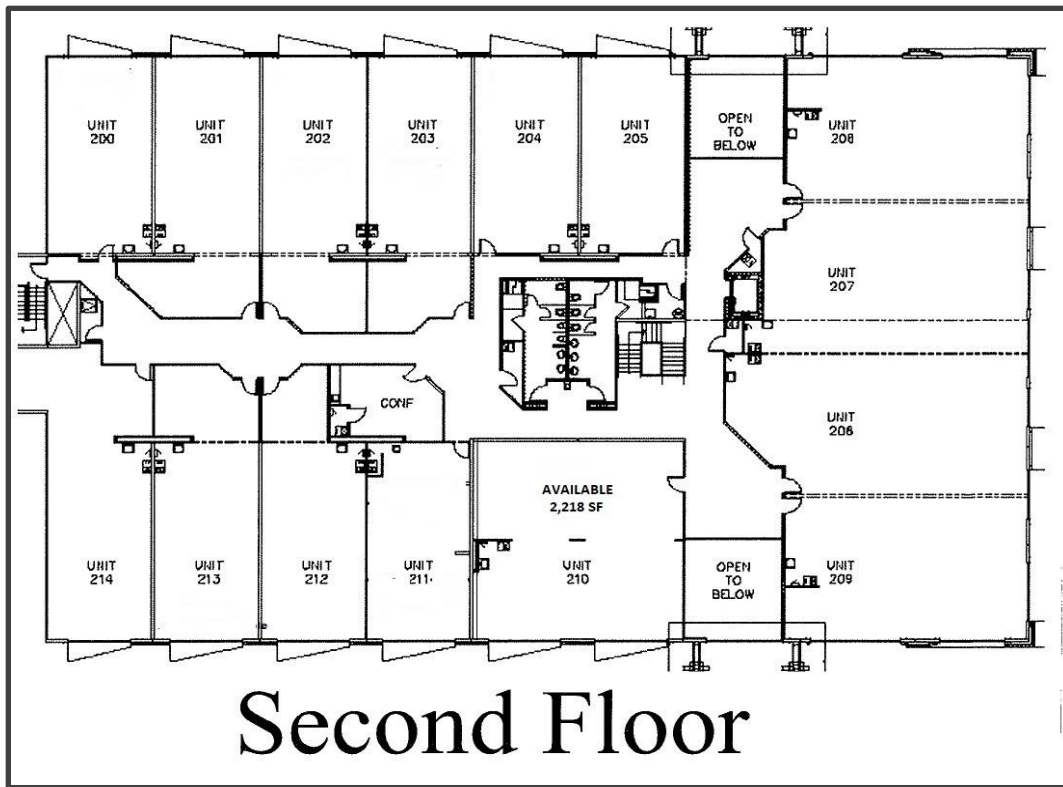
Unit:	Square Footage:
103	1,089 SF
108	2,691 SF
109	2,183 SF
108/109 "combined"	4,874 SF
210	2,218 SF



*Exclusively represented by Vista Commercial Advisors: Chip McReynolds  
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First Floor



Second Floor

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