

OFFICE BUILDING FOR LEASE

328 Massachusetts Ave., Berthoud, CO



PROPERTY DETAILS

Available Space: 7,100 SF

Lease Rate: \$8.00/SF Modified Gross (tenant pays utilities)

Proposed Use: Real estate, insurance, counseling, legal, R&D call center, and many other professional uses

Available: 2/1/2017

HISTORIC BERTHOUD TOWN HALL LEASE RATE: **\$8.00/SF MODIFIED GROSS**

- Functional office building for lease in convenient downtown Berthoud location
- Many private offices, meeting rooms, reception, restrooms, kitchen and ample storage
- Fourteen off-street parking spaces as well as on street parking
- Quick access to US Highway 287 and within walking distance to restaurants, retail and public transportation
- Exterior and interior renovations in 2012 and 2015
- Aggressively priced with potential incentives for primary employers
- Furniture may be included for move-in ready space

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DEMOGRAPHICS (Source: STDB Online 2016, radius)

	1 Mile	3 Mile	5 Mile
2016 Population	5,635	9,368	18,449
Avg. HH Income	\$84,660	\$92,917	\$90,687
Households	2,238	3,607	7,133
Businesses	306	425	686
Employees	2,295	2,906	4,778



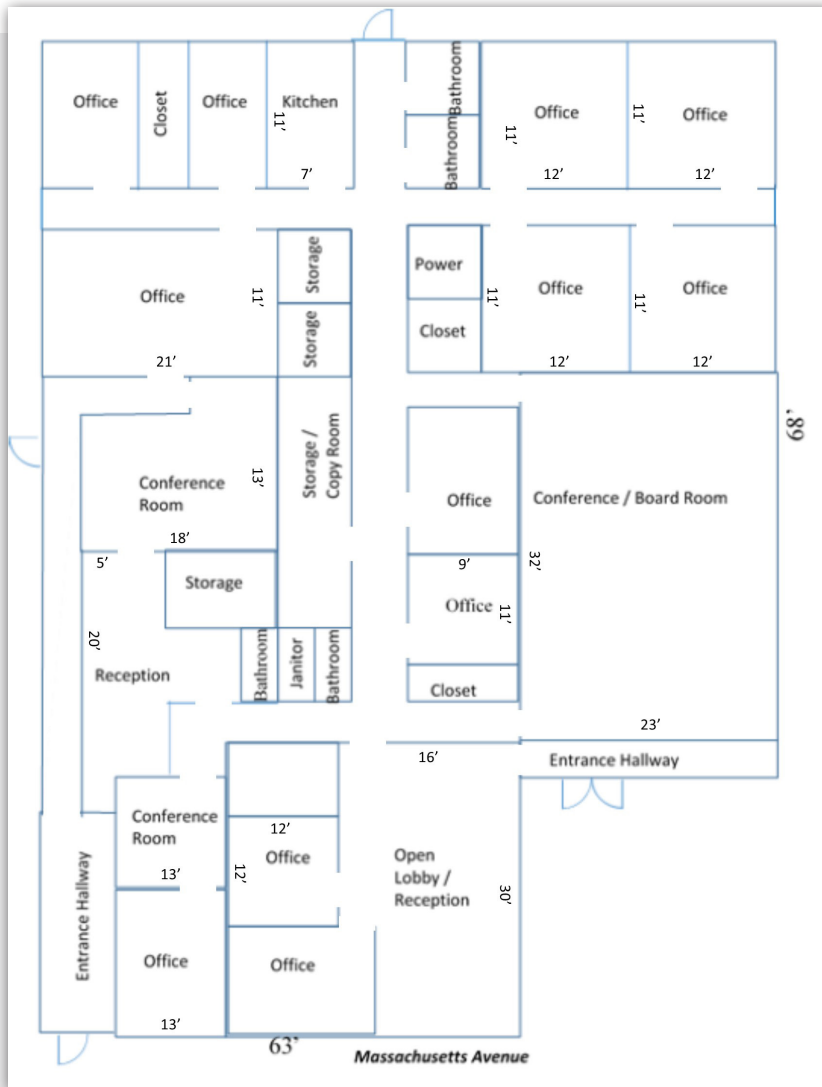
TRAFFIC COUNTS (Source: STDBOnline)

Massachusetts Ave. (at property - 2015)	540 VPD
Mountain Ave. @ Third St. (2015)	14,300 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 11/30/2016

OFFICE BUILDING FOR LEASE

328 Massachusettes Ave., Berthoud, CO



- 12 private offices
- 3 conference/meeting rooms including one large meeting/board room
- 4 restrooms
- Multiple reception/waiting areas
- Kitchen
- Many storage spaces
- 14 off-street parking spaces
- Furniture included



Multiple Open Office areas



Large Conference/Board Room



Professional Offices

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