

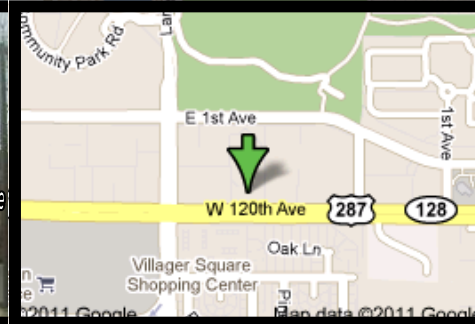
Surety Realty

Proudly Presents...



6343 West 120th Avenue, Broomfield, CO

Retail & Medical Ground Floor Suites



EXCLUSIVELY

marketed by:

Retail Rent Rates from \$28 FSG

2nd Floor Office from \$18.50 FSG

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- Traffic Count 44,000+/-
- Individual Signage for Retail Users
- Monument Signage for Office Users
- Left Turn Lane East Bound
- Right in Right Out
- Ample Parking
- On Site Leasing / Management Office
- Common Conference
- Common Kitchen and Break Room
- Basement Storage with Elevator Access



General

This Broomfield Colorado Landmark building has excellent placement on the North side of 120th Avenue (U.S. Highway 287). Between Sheridan Blvd. and Main Street. Located in the Park Business Plaza with US Bank, Key Bank, and Century Chevrolet it is convenient to many restaurants, shopping centers, Post Office, Broomfield City and County Courthouse, Library, Sports Complex and Home Depot. The building features Professional offices on the 2nd floor, Medical and Retail uses permitted on ground floor with basement for storage.

High Traffic Count

44,000+/- Vehicles per Day . Westbound Right in Right Out, Eastbound Left turn lanes allow easy access with cross easement driveway for full movement exiting. Construction currently underway on the 120th Avenue Extension to Interlocken Business Park and new Children's Hospital Branch at 1stBank Center will increase traffic on this major arterial by up to 10,000 VPD.

Exterior Renovation

*The property is undergoing an Exterior remodel incorporating new architectural details to enhance the curb appeal and identity while maintaining the traditional appearance. Landscape improvements and new **Monument Sign**, will increase tenant exposure. Retail signage is available on all building sides.*

Interior Remodel

*Ground floor under complete renovation to convert to Multi-Tenant Retail Medical Office. Suites from 500+/- SQFT. Individual Basements with interior stairway option for storage space/inventory/assembly. Interior **Atrium** and **New Storefront Exterior Doors** on North will provide ease of customer access to units. Generous Tenant Finish included in base rent package. Fiber optic to building and building wide **wi-fi** network.*

Parking

Ample free parking with cross easement parking and driveway access rights on adjoining properties in Park Business Plaza.