

**FOR LEASE**

[www.RealEstateInvestmentsForYou.com](http://www.RealEstateInvestmentsForYou.com)

**12920 Lowell Blvd. Suite G, Broomfield, CO 80020**



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**Leasing Size: 1,200 Sq. Ft.**

**HVAC: Individual Roof Top Units**

**Space Layout: See Floor Plan**

**Building Area: 11,352**

**Lease Type: Modified Gross – Tenant**

**Pays Gas And Electric, and**

**Interior Maintenance of the Building**

**Starting Rate: \$15.50/Sq. Ft. with an**

**Annual 3% Escalator**

**Minimum Term: 5 Years**

**Site Size: 2.378 Acres**

**Tenants: 7-11, Chico's Restaurant**

**Cheryl's Dance Studio**

**Westlake Liquors**

**Bubbles And Bows**

**Westlake Cleaners**

**Year Built: 1987**

**Roof Type: Pitched Comp Shingle**

**Construction: 8" Block**

**Landlord TI Allowance: Negotiable**