



660 COMPTON

DEAN CALLAN  
& COMPANY INC

**INDUSTRIAL/WAREHOUSE**  
**SPACE FOR LEASE** | 660 COMPTON STREET, BROOMFIELD, CO 80022



## DEAN CALLAN & COMPANY INC

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## 660 COMPTON STREET, BROOMFIELD, COLORADO 80022

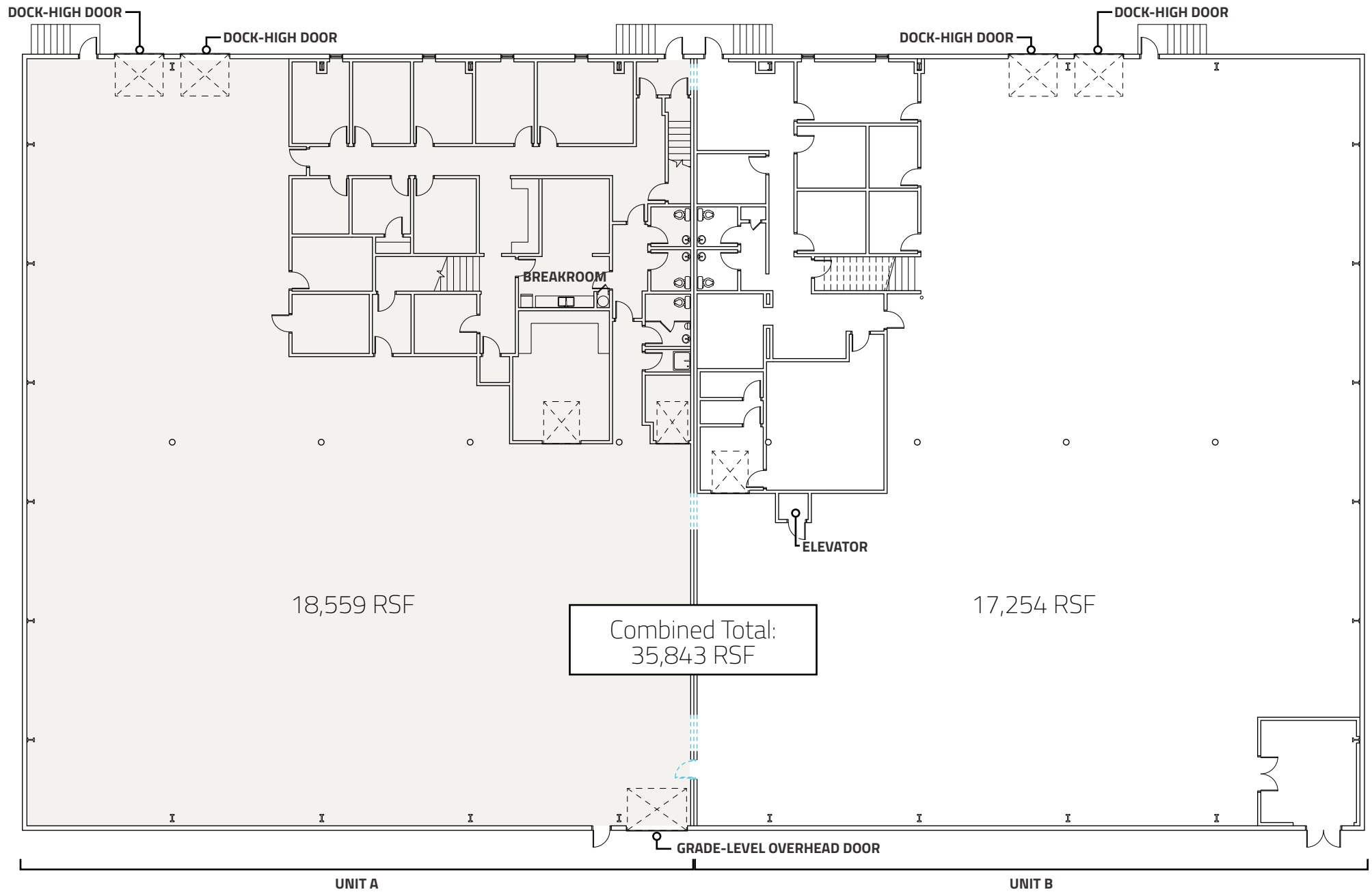
660 Compton Street is a freestanding industrial/warehouse facility in the Northwest Denver submarket (Broomfield, Colorado). Built in 1980, this well-maintained building features a clear height of 20', ESFR sprinkler system, four dock-high doors, one drive-in grade-level door, and 3-phase power. The functional two-story office component offers excellent visibility and workspace, complemented by 62 parking stalls (1.73/1,000 SF ratio).

Strategically located just minutes from the Boulder Turnpike, I-70, and E-470, 660 Compton Street provides convenient access to Rocky Mountain Metropolitan Airport, major transportation corridors, and Metro Denver's expanding workforce and customer base.

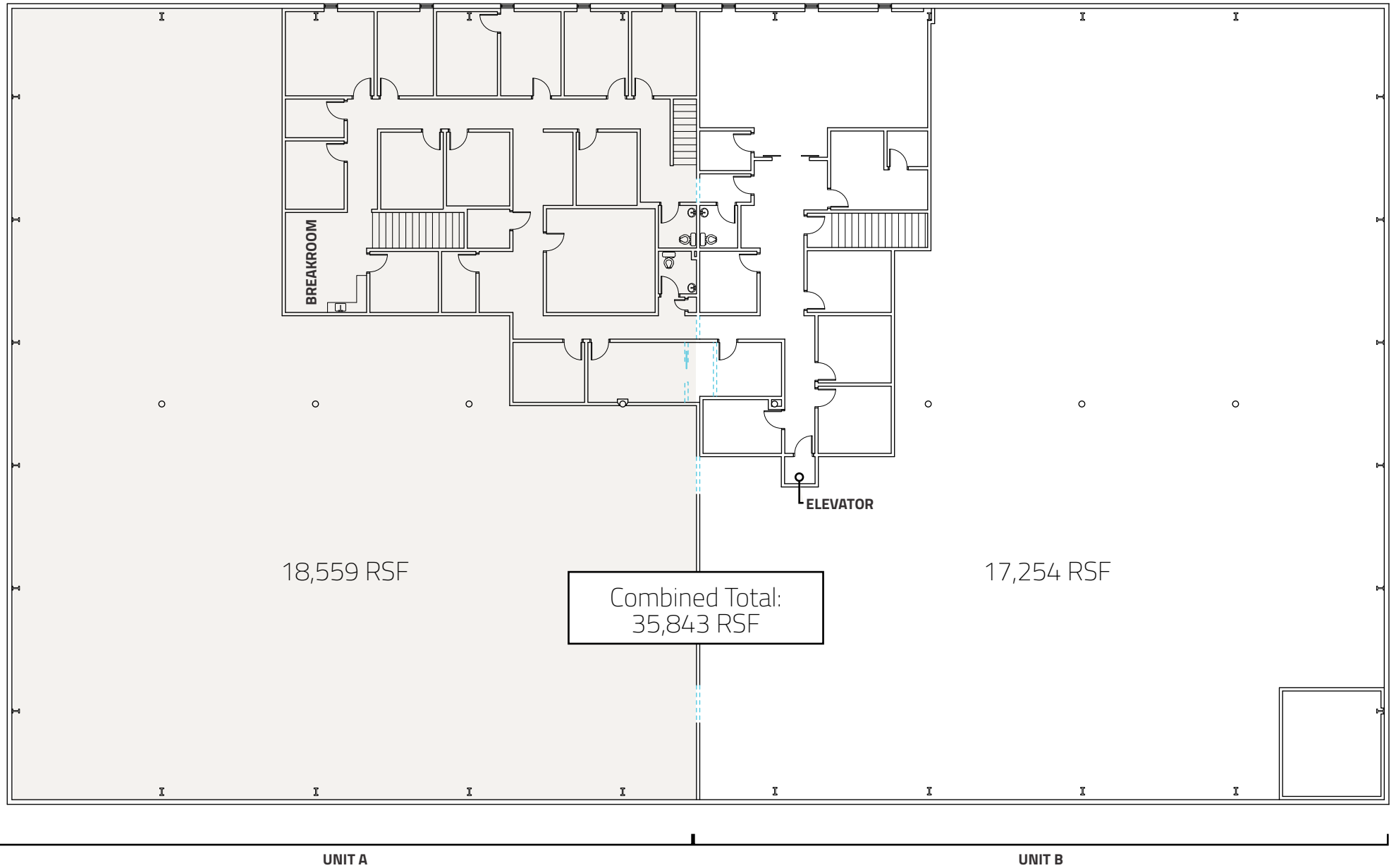
### TERMS & KEY FEATURES

|                      |                                      |
|----------------------|--------------------------------------|
| Suite A:             | 18,559 RSF (Office Space: 7,784 SF)  |
| Suite B:             | 17,254 RSF (Office Space: 5,174 SF)  |
| Combined Suites A-B: | 35,843 RSF (Office Space: 12,958 SF) |
| Lease Rate:          | \$9.75 / SF / NNN                    |
| Expenses:            | \$4.46 / SF (Est. 2026)              |
| Zoning:              | I-2 (City of Broomfield)             |
| Year Built:          | 1980                                 |
| Clear Height:        | 20'                                  |
| Parking Spaces:      | 62                                   |
| Parking Ratio:       | 1.73/1,000 SF                        |
| Sprinkler System:    | ESFR                                 |
| Power:               | 3-phase (TBV by Electrician)         |
| Dock-High Doors:     | 4                                    |
| Drive-In Doors:      | 1                                    |

1ST FLOOR



2ND FLOOR











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