

**PARTIAL FLOOR TO FULL OFFICE BUILDING  
AVAILABLE WITH FLEX COMPONENT**



# 2655 W. Midway Blvd.

Broomfield, CO 80020

Strategically located in Broomfield, Colorado, at the intersection of US-36 and US-287, 2655 W Midway offers exceptional accessibility from all directions and a central location conveniently positioned between Denver and Boulder. The property offers a rare opportunity to secure a partial floor up to the full-building in one of Broomfield's most prominently positioned office assets. This property offers both scale and flexibility, with the first-floor suite featuring an 8-foot drive-in loading door making it ideal for tenants seeking a blend of office, flex, R&D, or light distribution space.



|                       |                      |
|-----------------------|----------------------|
| <b>Availability:</b>  | 2,635 SF - 89,399 SF |
| <b>Building Size:</b> | 93,087 SF            |
| <b>Lease Rate:</b>    | \$20.00/SF FSG       |
| <b>Parking:</b>       | 4.2:1,000            |
| <b>Loading:</b>       | 8-foot Drive-in Door |

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# AVAILABILITIES

## 1st Floor: 5,015-28,470 SF

### Suite 100: 12,321 SF

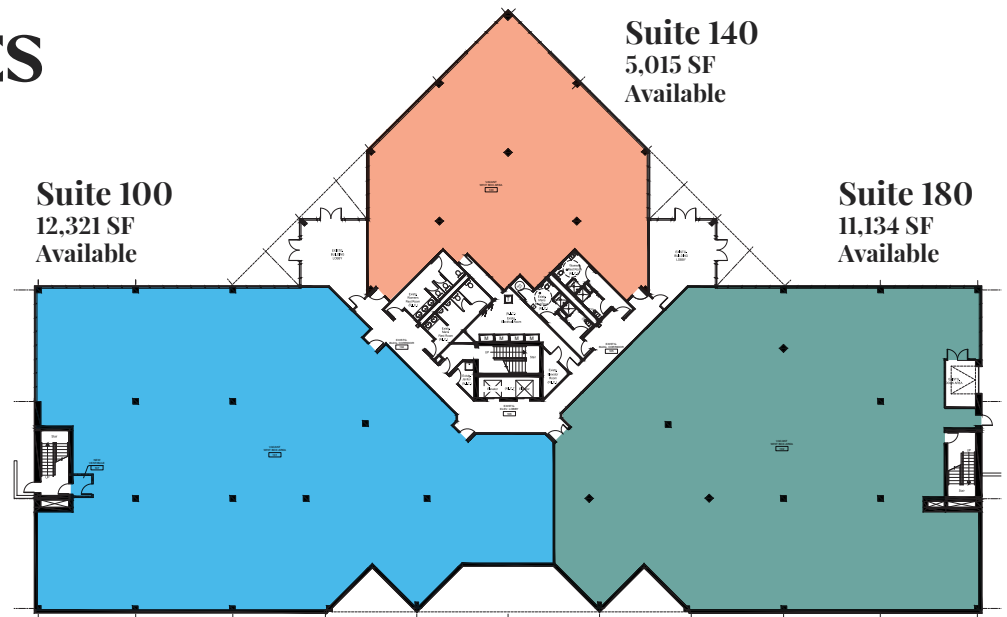
- Newly whiteboxed space with fresh paint and updated lighting.

### Suite 140: 5,015 SF

- Newly whiteboxed space with fresh paint and updated lighting.

### Suite 180: 11,134 SF

- Flex space featuring an 8-foot roll-up loading door, whiteboxed with fresh paint and updated lighting.



## 2nd Floor: 2,635 – 28,606 SF

- Ground level parking on the 2nd floor

### Suite 200A: 11,221 SF

- 10 private interior offices, 1 windowed office, large conference room, break room, large storage room, and an open bullpen throughout.

### Suite 200B: 2,760 SF

- 3 private offices, conference room, open break room, and a large bullpen with great views.

### Suite 250: 2,635 SF

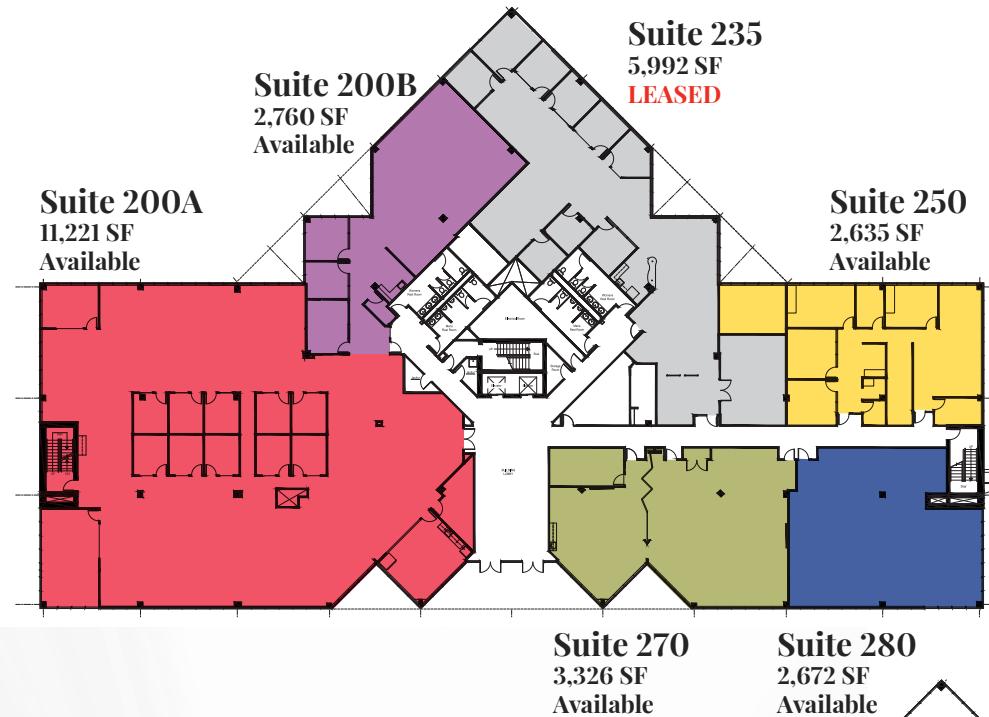
- 4 private offices, conference room, break room, open bullpen, small storage room, and IT closet.

### Suite 270: 3,326 SF

- 1 conference room, kitchenette, and a large open bullpen throughout the space.

### Suite 280: 2,672

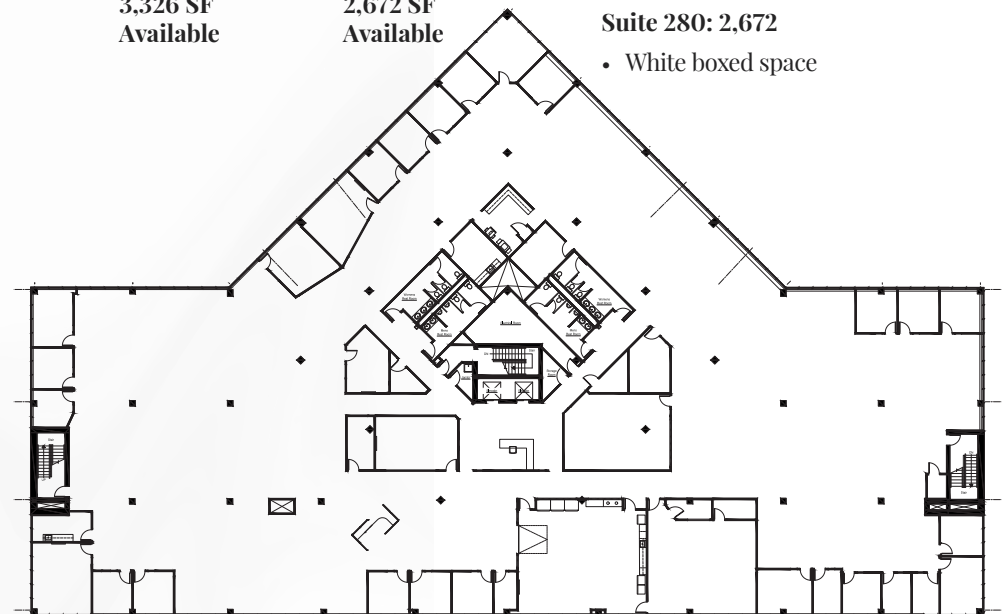
- White boxed space



## 3rd Floor: 32,263 SF

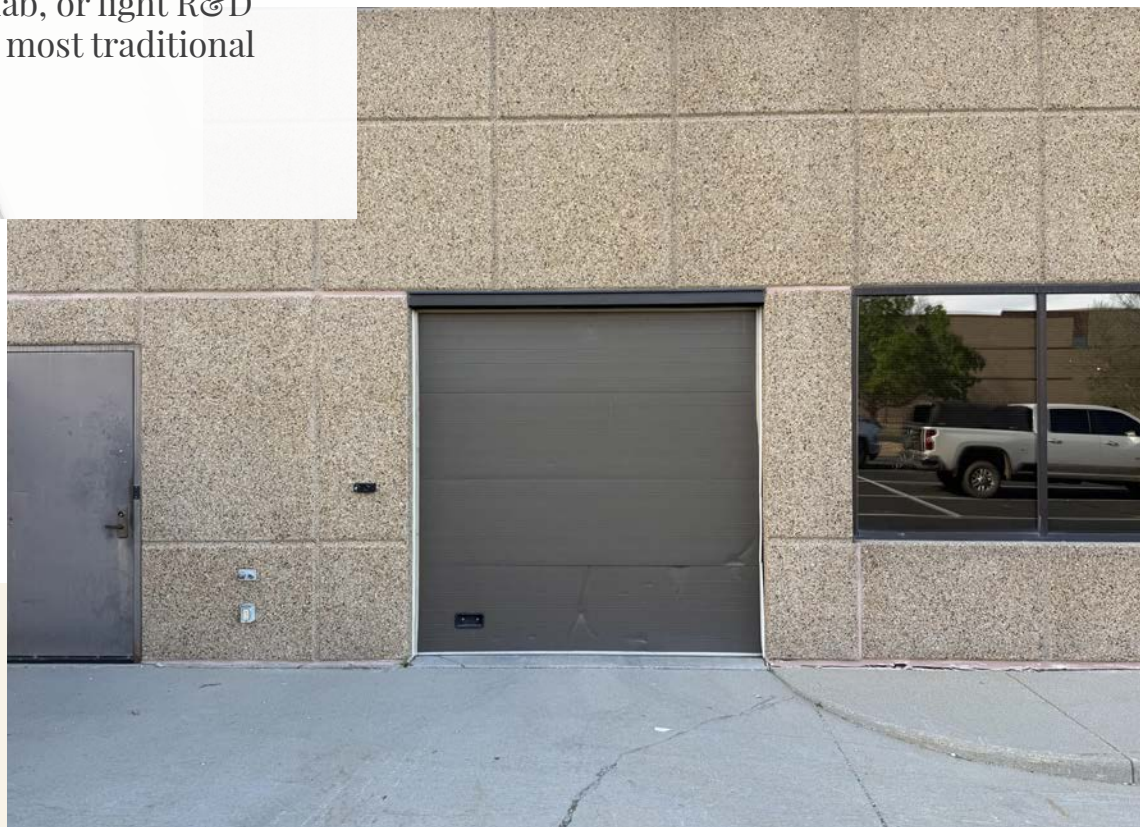
### Full Floor: 32,263

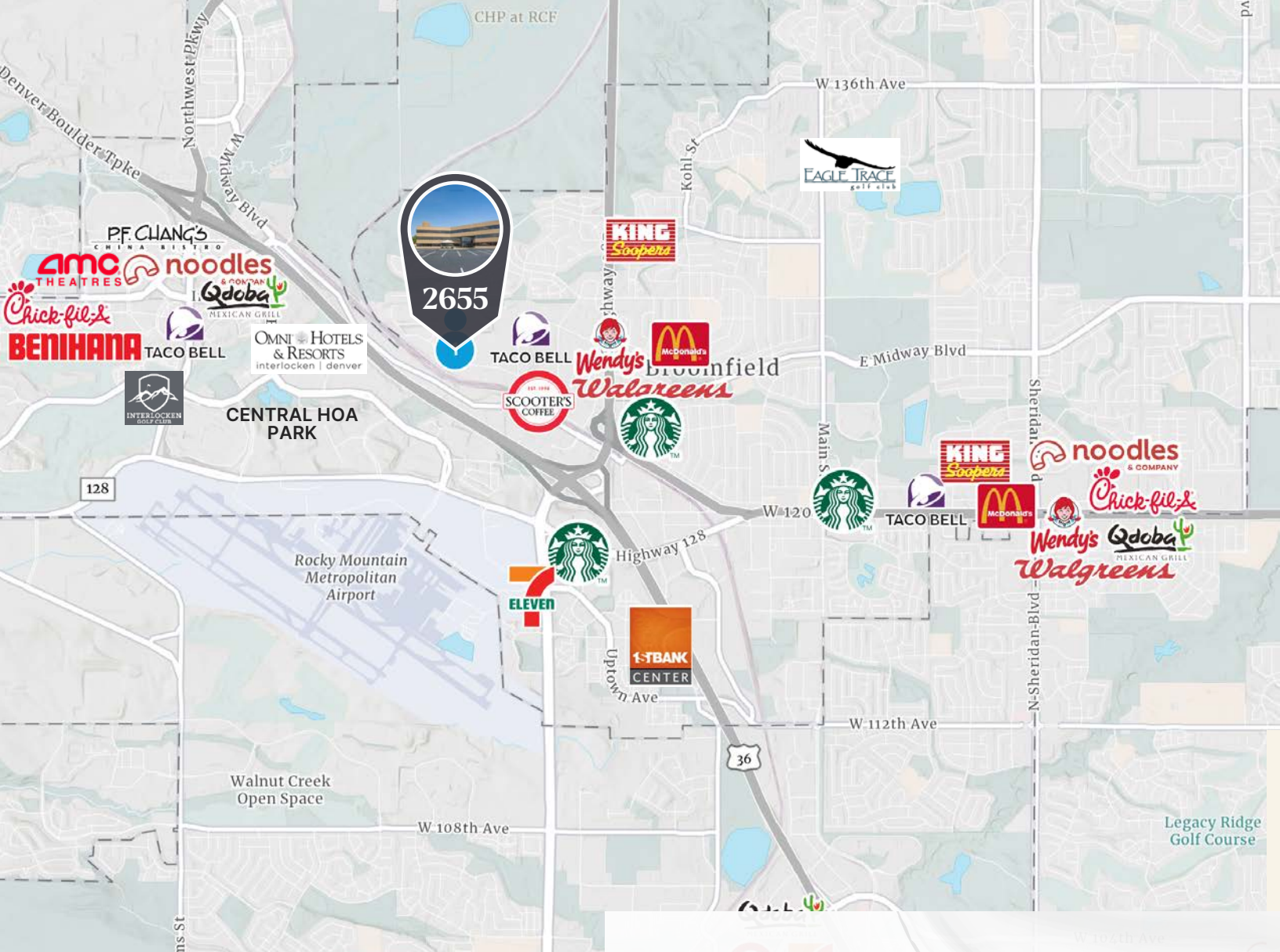
- Demiseable
- Full floor opportunity featuring perimeter windowed private offices, conference rooms, a large break room, and an open bullpen throughout. Includes private restrooms and stairwell access.



# HIGHLIGHTS

- A rare opportunity to lease an entire building, offering full control, prominent identity, flexible space, and a convenient loading capability.
- Panoramic Front Range Views: Unobstructed Rocky Mountain views from every floor, including the ground level.
- Abundant Free Parking: A generous 4.2:1,000 sf parking ratio with free on-site parking, and a newly restriped lot.
- Modern Common Area Upgrades: Recent capital improvements include new tenant shower facilities, e-bike charging stations, updated first floor lobby.
- Flex-Ready First Floor: The ground floor suite features an overhead loading door, supporting a versatile mix of office, flex, lab, or light R&D use, uncommon in most traditional office buildings.





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## DRIVE TIMES

|                              |            |
|------------------------------|------------|
| Denver International Airport | 30 Minutes |
| Boulder                      | 20 Minutes |
| Longmont                     | 25 Minutes |
| The DTC                      | 35 Minutes |
| Downtown Denver              | 25 Minutes |

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