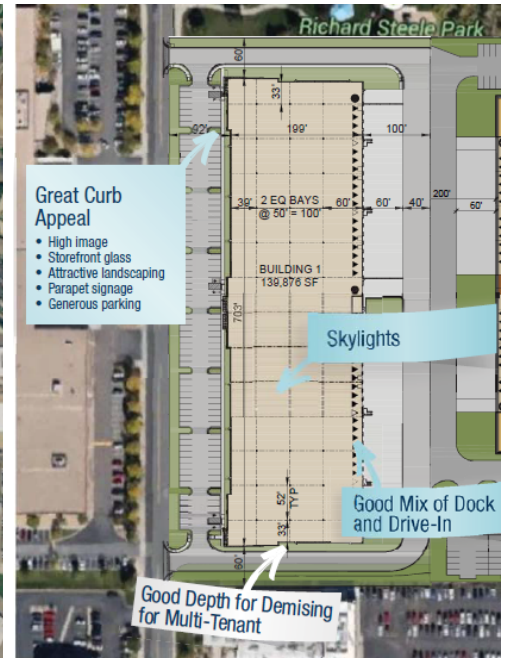


# 800 HOYT STREET, BROOMFIELD, CO BROOMFIELD COMMERCE CENTER BUILDING 1

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



## GENERAL SITE INFORMATION

Location	800 Hoyt Steet, Broomfield, Colorado
Owner/ Representative	Hoyt Development LLC
Size	139,876 square feet
Zoning	Class A
Preferred Industry	
Asking Price	\$9.95 per square foot NNN
Highway Access	~2 miles to Highway 36, ~6 miles to I-25, ~12 miles to I-70
Air Access	33 miles to Denver International Airport
Rail Served	No rail access

## UTILITY INFORMATION

Electric Power	Xcel Energy. 277V/480V 750 kVA transformer
Natural Gas	Xcel Energy. 20 MSCFH as max load with a 2 psig max delivery pressure
Water	City of Broomfield. Phase 1: 1 1/2" domestic service and 8" fire line; Phase 2: 2" domestic service and 8" fire line.
Sewer	City of Broomfield. Pretreatment line is 8"
Telecom/Fiber	CenturyLink Business. Advanced Service provides 20 mbps upload and download speeds.

**SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)**

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

**GENERAL COMMUNITY INFORMATION**

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

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