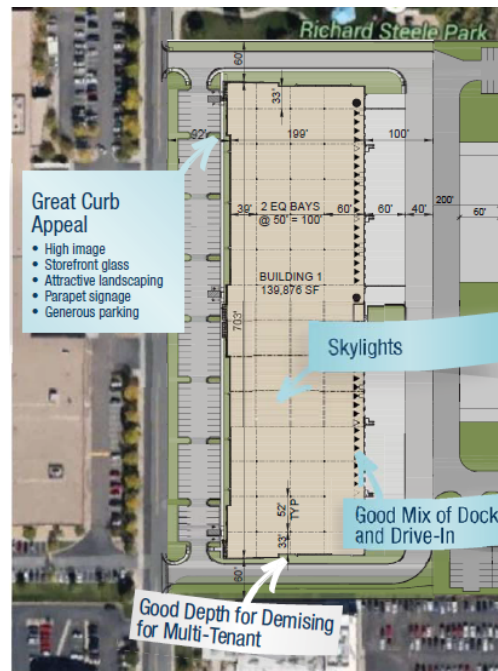


Broomfield Commerce Center - Building 1



General Site Information

Location	800 Hoyt Street, Building 1, Broomfield, CO 80020
Owner	Hoyt Development LLC
Size	139,876 square feet
Zoning	Class A
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 Access	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.

Broomfield Commerce Center - Building 1

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	
Wetlands Map		Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

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



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