

# OFFICE SUITES FOR LEASE



## Broomfield Professional Campus

3301, 3303, & 3305 West 144th Avenue  
Broomfield, CO 80023



# PROPERTY SUMMARY

3301, 3303, & 3305 WEST 144TH AVENUE | BROOMFIELD, CO 80023



## Property Summary

Base Rent:	\$22 - \$24 per RSF annually
Lease Term:	3 - 5 year minimums
Building SF:	57,074
Available SF:	9,007
Year Built:	2008
Renovated:	2017
Building Class:	B
Floors:	2
HVAC:	Split system
Lighting:	LED troffers & wall packs
Parking:	Shared surface lot
Zoning:	Transitional Overlay Area District
Lease Type:	NNN

## Property Overview

The Broomfield Professional Campus (BPC) is a well-known three-building business center on the north side of Broomfield that caters especially well to medical, health, and wellness uses. The campus is surrounded by high-income residential neighborhoods that are experiencing ongoing growth and development.

BPC's close proximity to a variety of food, drink, shopping, and other services create convenience for staff members and customers alike. Quick access to both I-25 and Hwy 36 cuts down on travel time to and from the NW Denver Metro, Boulder, Erie, and beyond.

## Location Overview

BPC is situated between Lowell Blvd. and Zuni St., just 5 minutes from I-25 (144th Ave. exit) and 12 minutes from Hwy 36 (Wadsworth Blvd. exit).

Within a 15-minute drive of the campus, there are 7+ major medical complexes and hospitals.

Within a 5-mile radius of BPC, there are 20+ shopping centers that provide a variety of restaurants, banks, fitness, department stores, and other goods and services.

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# PROPERTY PHOTOS

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# AVAILABLE SUITES

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OFFICE

FOR LEASE



## Highlights

All available spaces at the Broomfield Professional Campus are built out and move-in ready! Previous tenants of these spaces moved out at various points in 2025, leaving the suites with functional office layouts that don't require much, if any, work prior to your business opening!

Each of the three BPC buildings have a welcoming and accessible entryway, elevator, two convenient staircases, ADA compliant restrooms on each floor, and are professionally managed.

Situated just 5 minutes from I-25 and 12 minutes from Hwy 36, tenants at BPC enjoy easy access from most neighborhoods in the North Denver Metro, Boulder, Erie, and Frederick.

BPC's close proximity to a variety of food, drink, shopping, and other services create convenience for staff and customers alike, and quick access to multiple major medical facilities on NW of Denver make it an ideal location for medical office uses.

Space	Size	Rate	Use	Available
3301-200	5,796	\$22.00 /sf/yr	Medical Clinic	Now
3303-105	878	\$24.00 /sf/yr	Professional Office	Now
3303-106	858	\$23.00 /sf/yr	Professional Office	Now
3303-201	1,475	\$22.00 /sf/yr	Professional Office	Now

## Nearby Locations

- Safeway's grocery store and fuel station are just 0.5 miles away at Broadlands Marketplace, which also has several restaurants, shops, and other services onsite.
- Additional shops, department stores, restaurants, and services are nearby at multiple anchored shopping centers, including: The Orchard Town Center, The Grove, Denver Premium Outlets, Shops at Quail Creek, Broomfield Plaza, and Village at Park Centre.
- Many major medical facilities are within a 15-minute drive, such as: St. Anthony North Hospital, Good Samaritan Hospital, Children's Hospital Colorado North Campus, UCHealth Broomfield Hospital, AdventHealth Avista, Kaiser Permanente Rock Creek, and Lafayette Medical Center.

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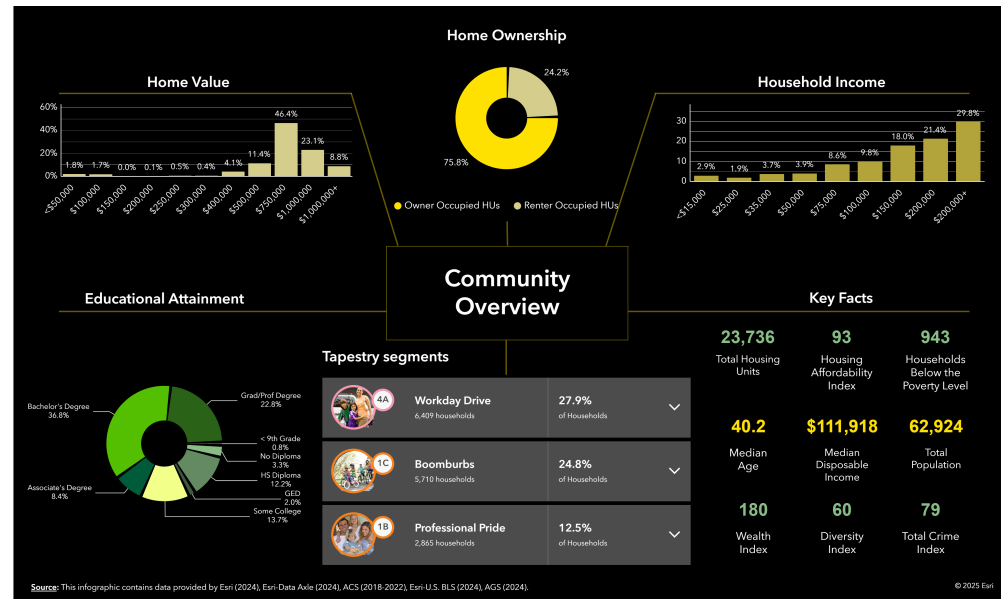
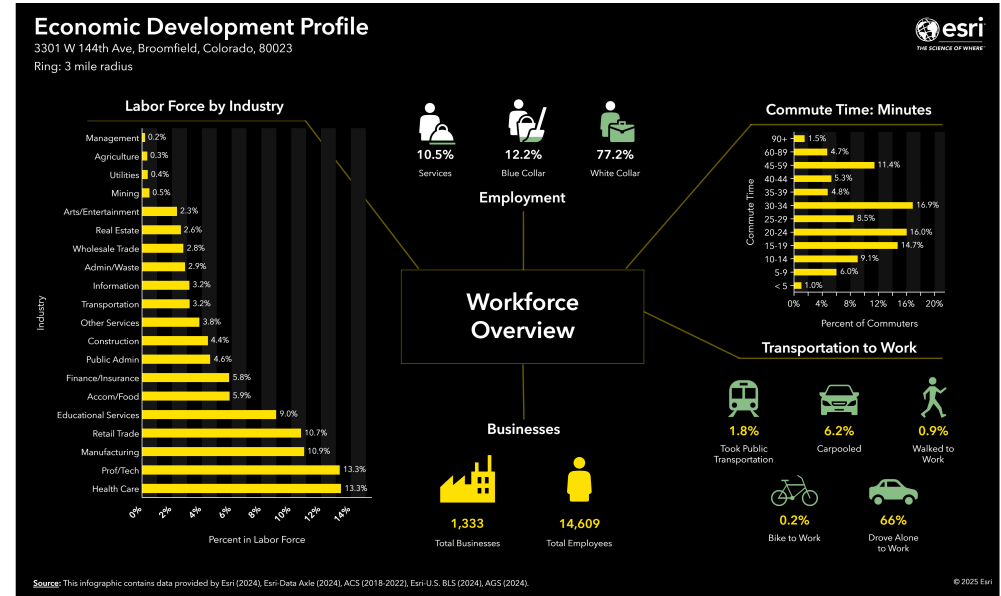
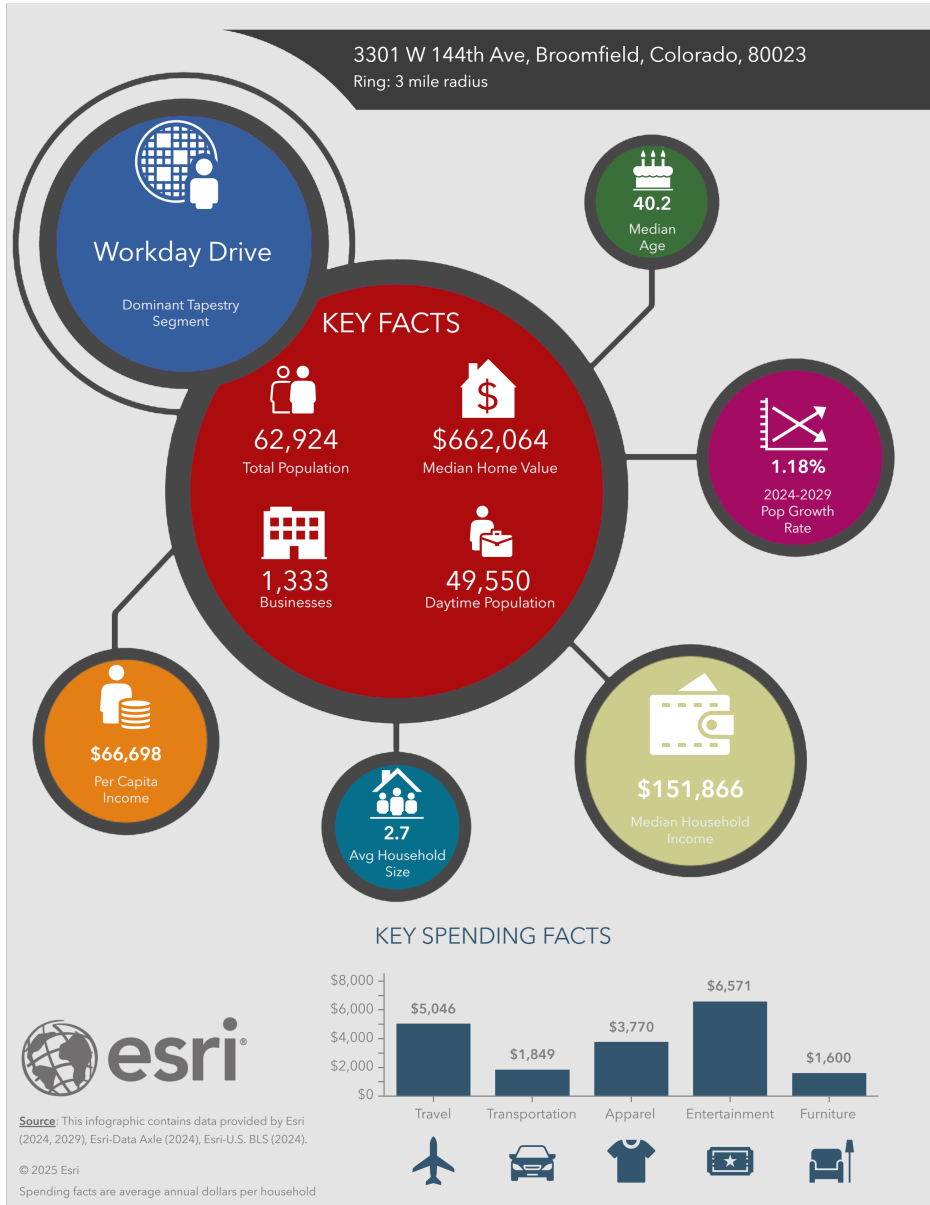
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# KEY FACTS & ECONOMIC FIGURES

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# TAPESTRY SEGMENTATION

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## Workday Drive

3301 W 144th Ave, Broomfield, Colorado, 80023  
Ring: 3 mile radius



### DOMINANT TAPESTRY SEGMENT

**6,409** households are *Workday Drive*  
**27.9%** of households are in this segment

**Workday Drive:** *Family Landscapes LifeMode*

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children...

[Learn more...](#)

### ABOUT THIS SEGMENT

Most households have 2 or 3 vehicles. Residents often have long travel time to work.

Family-oriented purchases and activities dominate, TVs, movie purchases, children apparel and toys, and visits to theme parks or zoos.

Well insured and invested in a range of funds, from savings accounts or bonds to stocks.

Outdoor activities and sports are popular. Like to eat out, as well as participate bicycling, jogging, golfing, and boating.

Connected, with a host of wireless devices - anything that enables convenience, like banking, paying bills, or even shopping online.

### ABOUT THIS AREA

**Household Type:**  
Single Family

**Employment:**  
Prof; Mgmt

**Median Age:**  
40.2

**Median Household Income:**  
\$151,866

**Education:**  
68.0% College degree (2+ years)



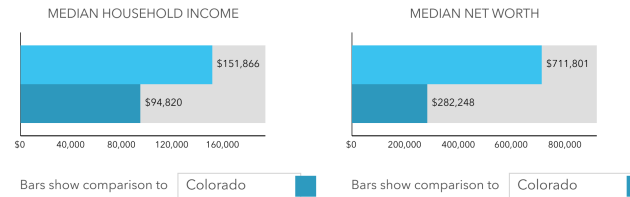
## Key Demographic Indicators

3301 W 144th Ave, Broomfield, Colorado, 80023  
Ring: 3 mile radius



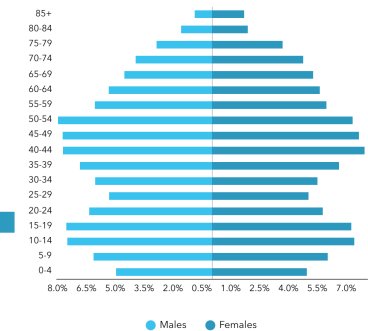
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.



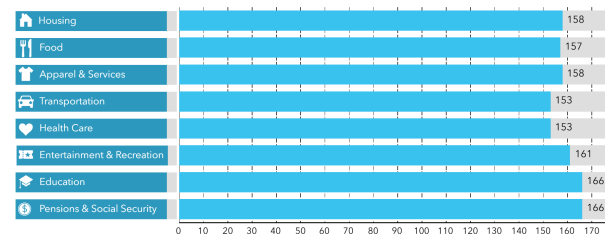
### AGE BY SEX

Median Age: 40.2



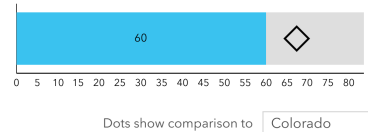
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



### DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



### KEY FACTS FOR THIS AREA

[Click facts to 'Explore for more' details](#)

<b>62,924</b>	<b>23,007</b>	<b>2.73</b>	<b>180</b>	<b>93</b>	<b>60</b>	<b>\$662,064</b>	<b>0.72%</b>
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index	Median Home Value	Forecasted Annual Growth Rate

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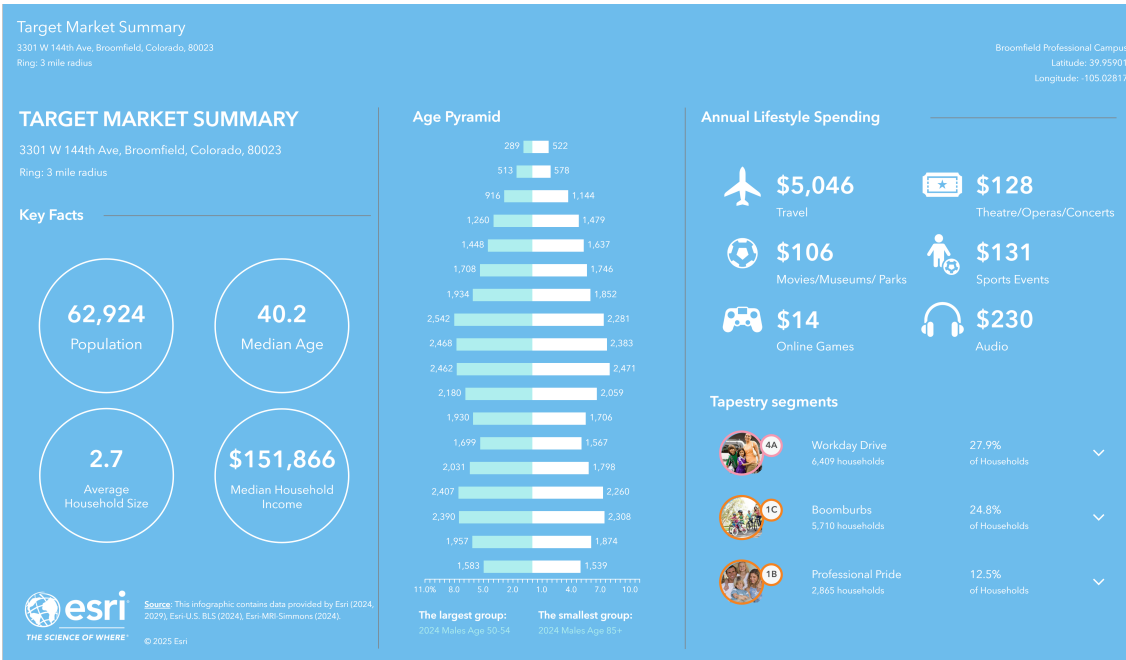
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# TARGET MARKET & SPENDING SUMMARY

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