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### PROPERTY HIGHLIGHTS

**The Troy Centre is an accessible, affordable office and storefront business space offering many features and amenities.** Suite 100/101 consists of a reception area, 2 large open bullpens, 2 offices, kitchen, break area and storage. The office is located about a 1/2 mile off Hwy 287 just 1.0 mile from the Interlocken Loop and entrance to the Denver/Boulder Turnpike (Rt 36) with numerous dining and shopping options nearby.

The Troy Centre building offers a main lobby with 2-story vaulted ceilings, 2 common area conference rooms with coffee bars, presentation boards and internet access. The common area includes beautifully appointed restrooms with shower facilities for tenants only and ample on-site parking.

- Direct deal with Landlord possible
- Available furnished or unfurnished
- Many close-by dining and shopping options
- Located a short distance from 2 major highways
- Central to both Denver and Boulder
- Ample on-site parking

<b>Suite 100/101 SF:</b>	2,050 RSF
<b>Available:</b>	Immediately
<b>Lease Rate:</b>	\$18.00/RSF Gross
<b>Total Monthly Payment:</b>	\$3,075/Month
<b>Sublease Through:</b>	December 31, 2022

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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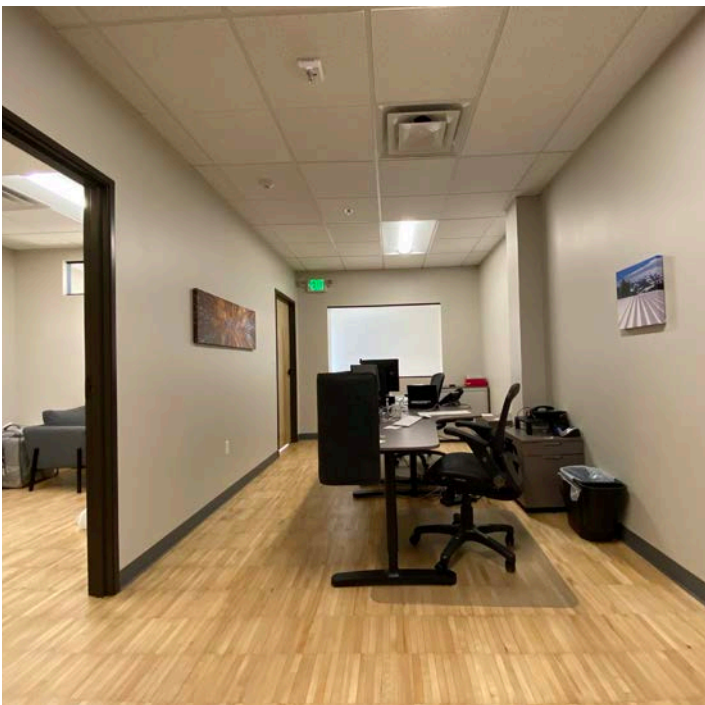
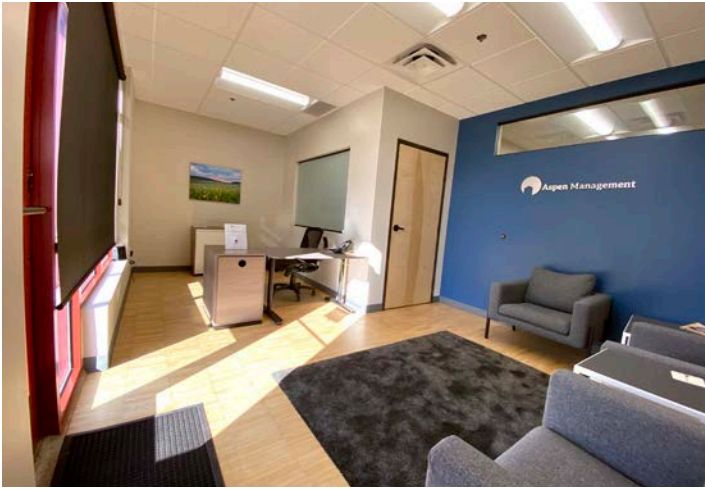
**The Colorado Group, Inc**  
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# OFFICE SPACE FOR SUBLEASE TROY CENTRE IN BROOMFIELD

Colorado  
Group

2095 WEST 6TH AVENUE, SUITES 100-101, BROOMFIELD, CO 80020

## PROPERTY PHOTOS



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\* For a complete disclaimer, please see page one of this brochure.

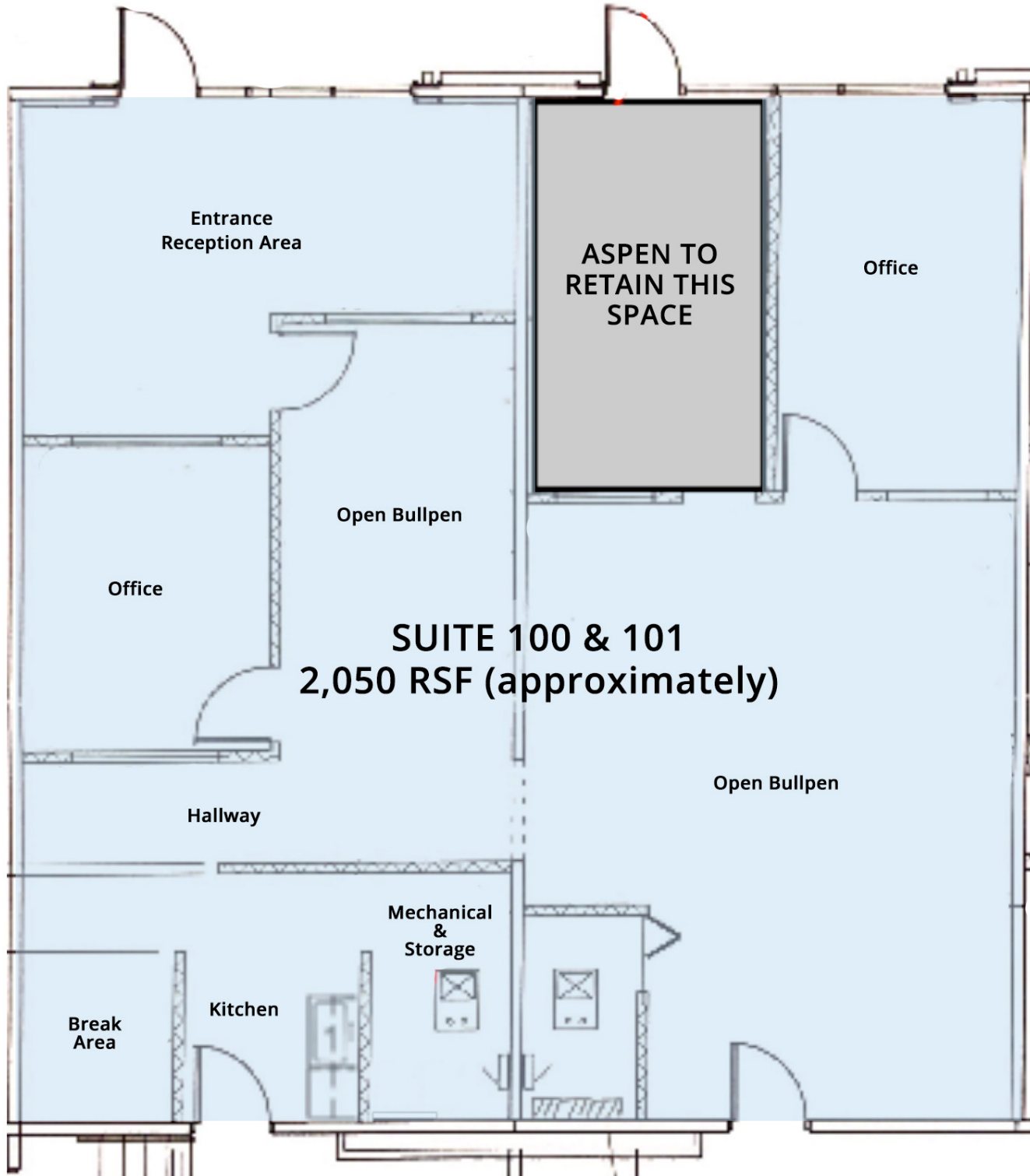
# OFFICE SPACE FOR SUBLEASE

## TROY CENTRE IN BROOMFIELD

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### PROPERTY FLOOR PLAN



# OFFICE SPACE FOR SUBLEASE TROY CENTRE IN BROOMFIELD

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## PROPERTY LOCATION



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