

Join tenants in high-tech, consulting, communications and bioscience industries.



Office/Flex/R&D Space For Lease

7,561± SF Available at \$18.50/RSF, NNN

Operating Expenses = \$9.28/sf excluding utilities & janitorial - Estimated 2017

Building Highlights

Building Size: 15,122 SF Year Built: 1994
Parking Ratio: 5.03:1,000 Zoning: IG
Loading: 1 dock-high door T1, T3, Comcast Fiber available
Power: 1200 amp, 120/208-volt, 3-phase, four-wire
Mix of offices and open areas
Showers in building

Property Highlights

- Excellent access from US Highway 36 and Highway 119
- Boulder is a highly desired location with a diverse mix of national, regional and local companies
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

For leasing information:



1800 Larimer Street, Suite 1700
Denver, Colorado 80202
www.ngkf.com

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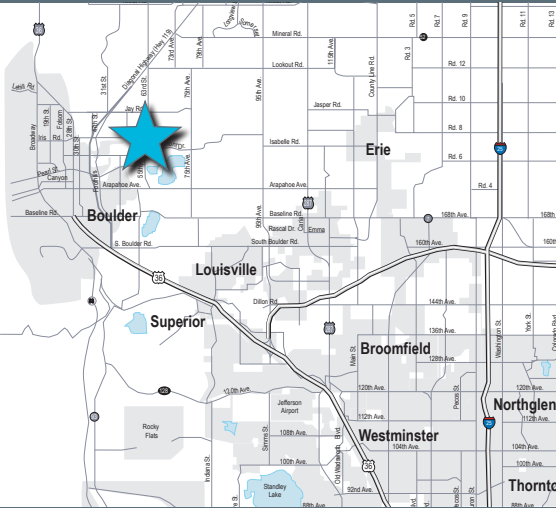
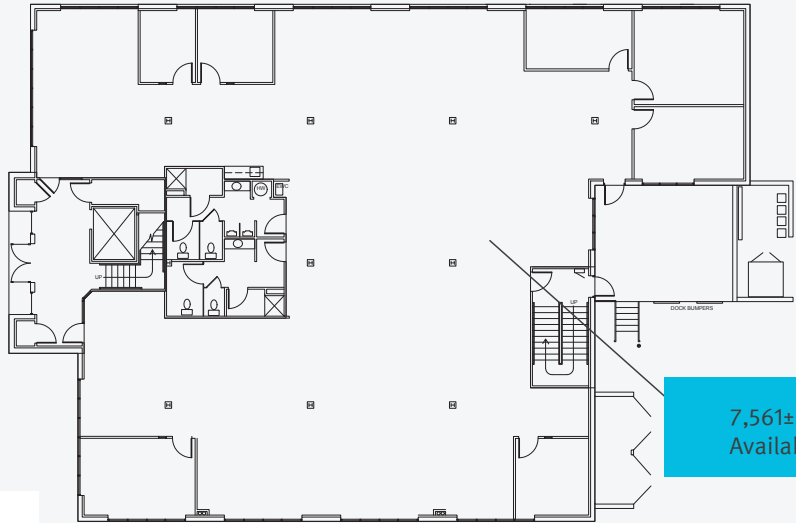
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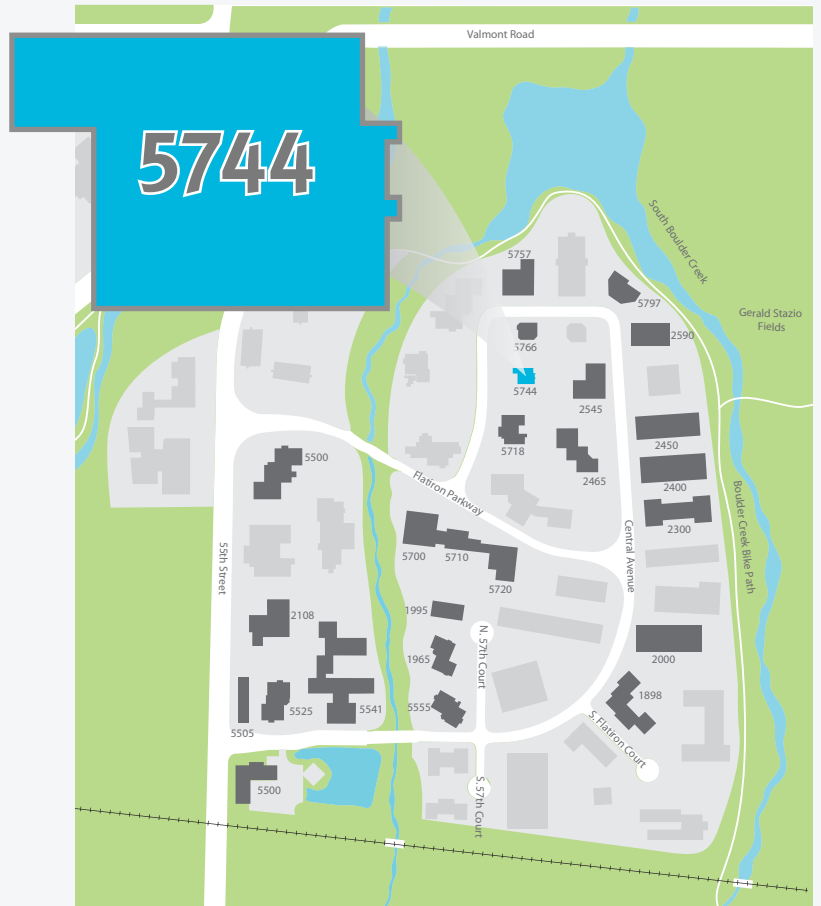
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FLOORPLANS:

1st Floor



SITEPLAN:



For more information:

Newmark Grubb Knight Frank

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