

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 = \$8.62/sf excluding utilities & janitorial - Estimated 2018

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

Scott Garel
303.260.4331
sgarel@ngkf.com

Jared Leabch
303.260.4330
jleabch@ngkf.com



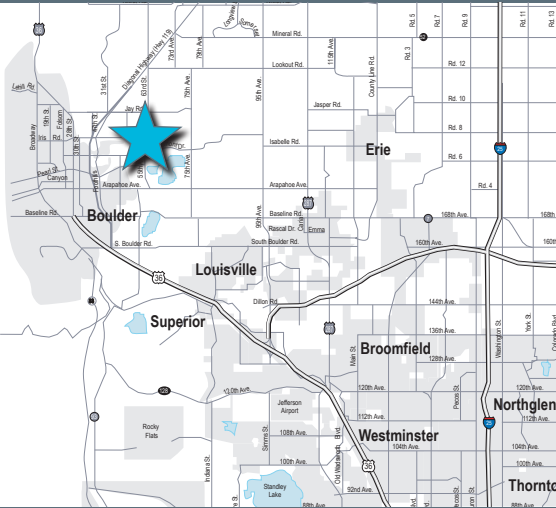
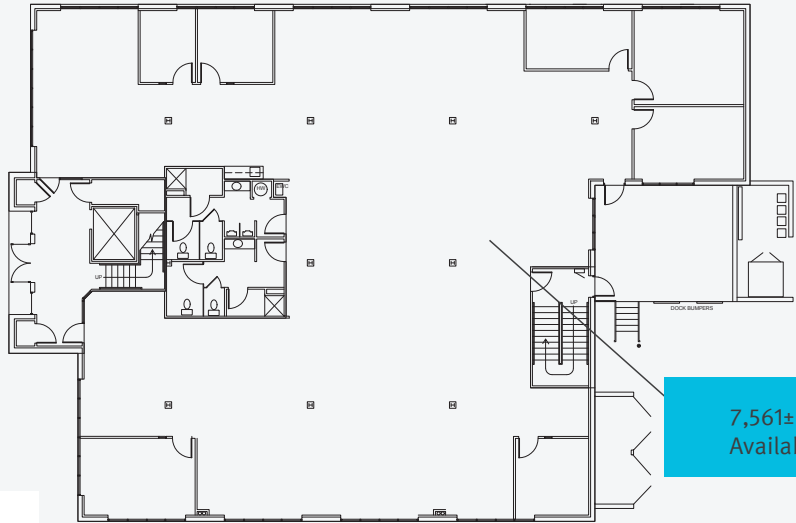
1510 28th Street, Suite 200
Boulder, Colorado 80303
www.deancallan.com

Becky Callan Gamble
303.449.1420 x12
bgamble@deancallan.com

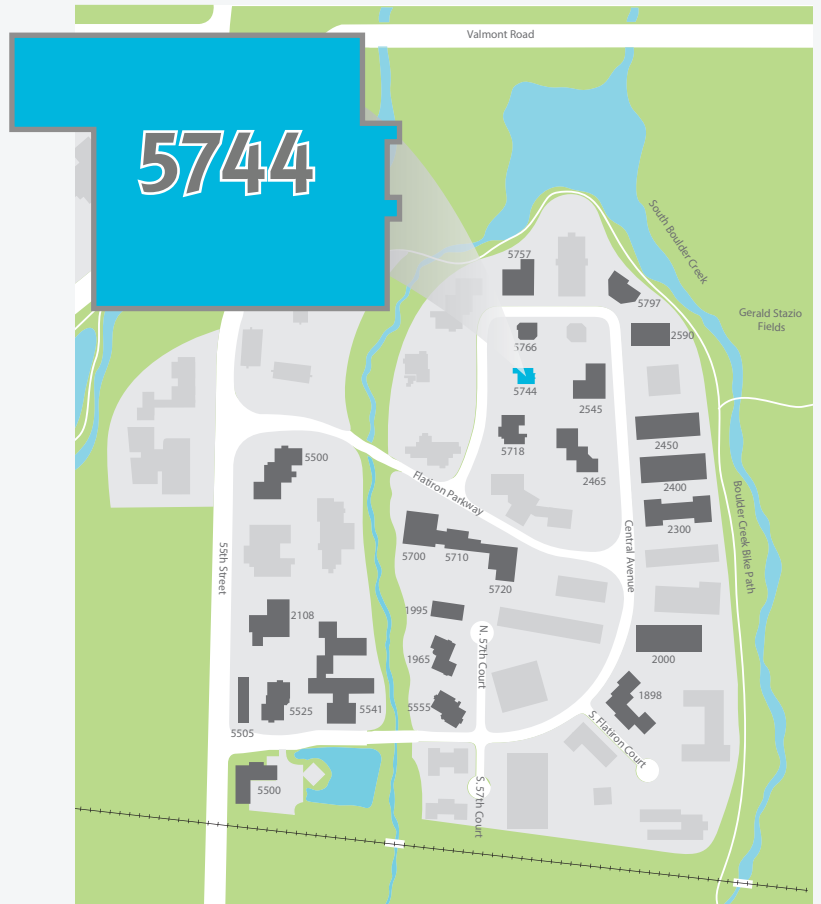
Beau Gamble
303.449.1420 x18
beaugamble@deancallan.com

FLOORPLANS:

1st Floor



SITEPLAN:



For more information:

Newmark Knight Frank

Scott Garel
303.260.4331
sgarel@ngkf.com

Jared Leabch
303.260.4330
jleabch@ngkf.com

Dean Callan & Company, Inc.
303.449.1420

Becky Callan Gamble
303.449.1420 x12
bgamble@deancallan.com

Beau Gamble
303.449.1420 x18
beaugamble@deancallan.com