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# OFFICE & FLEX SPACE FOR LEASE

**6309 MONARCH PARK PLACE  
NIWOT, COLORADO 80503**

First and second floor office/flex space available in the Boulder Tech Center. Large open office spaces lined with private offices, kitchenettes, production rooms and a loading dock. Common areas include a shared breakroom, locker rooms with showers and a kitchen. Tenant has the option for signage on a newly constructed monument sign.

6309 Monarch Park Place is a recently renovated, free-standing, office/flex building with new interior finishes, exterior paint, and a parking lot overlay. The building is ideally located between Boulder and Longmont along the Diagonal Highway (Hwy 119) and is easily accessible to I-25 via Hwy 52. Companies located in Boulder Tech Center include Claremont Foods, PTA Plastics, Nitelze, MKS, Boulder Valley Waldorf School and Boulder Organic Foods. For reference, the headquarters of IBM is located directly across Hwy 119.

The business park is surrounded by ample amenities including plenty of walking/hiking trails at Sawhill Ponds, White Rocks Trailhead, and Twin Lakes OpenSpace and a short drive to southwest Longmont or Gunbarrel for retail, restaurants, breweries and other amenities.

**Call us for more information and to set up a tour.**

## TERMS

Suite A-1:	5,704 SF	\$10.00 / SF / NNN
Suite B-1:	5,817 SF (Loading Dock)	\$13.00 / SF / NNN
Suite D-1:	3,528 SF	\$12.00 / SF / NNN
Expenses:	\$9.51 / SF (Est. 2024) <u>Includes Utilities</u>	
Available:	Now	

## PROPERTY FEATURES

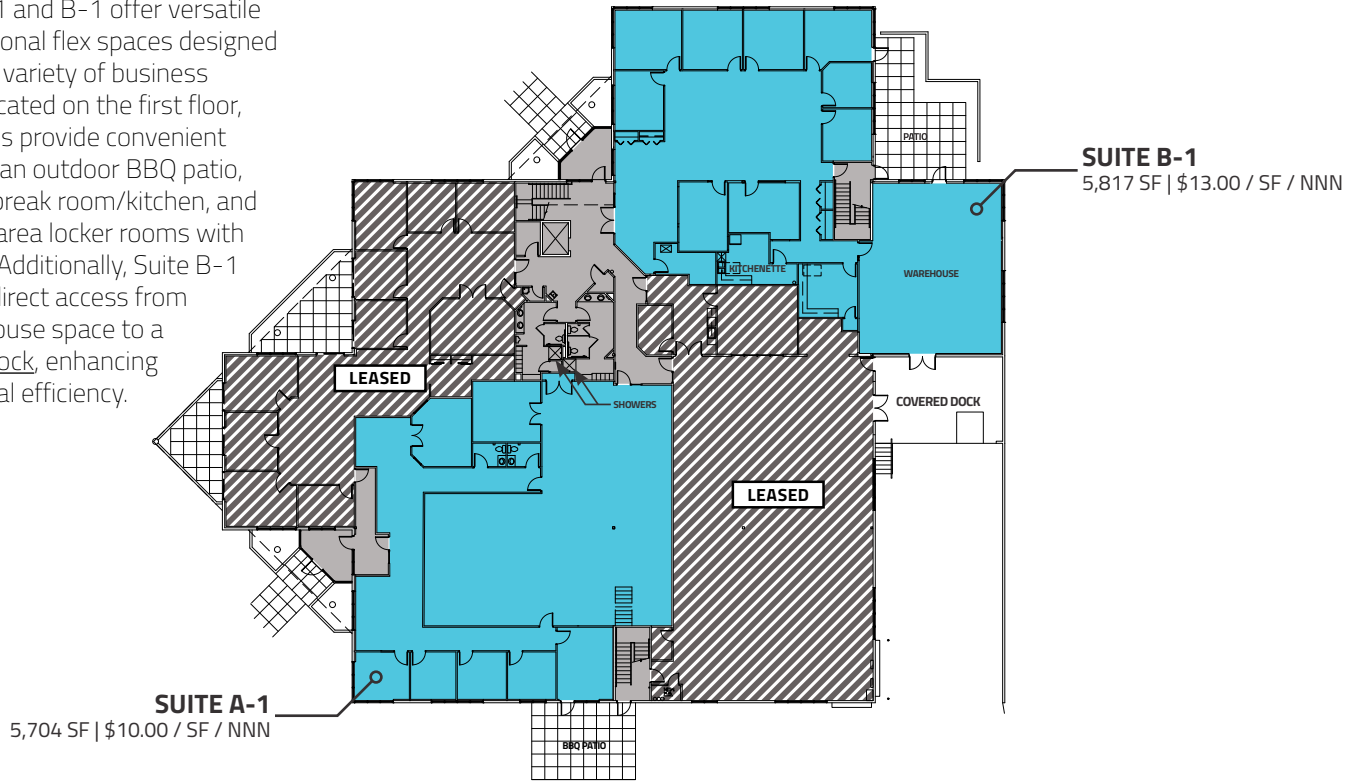
- Completely renovated office building with updated common areas and finishes.
- Showers & locker rooms
- 100% fire sprinklered
- ADA compliant, elevator



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

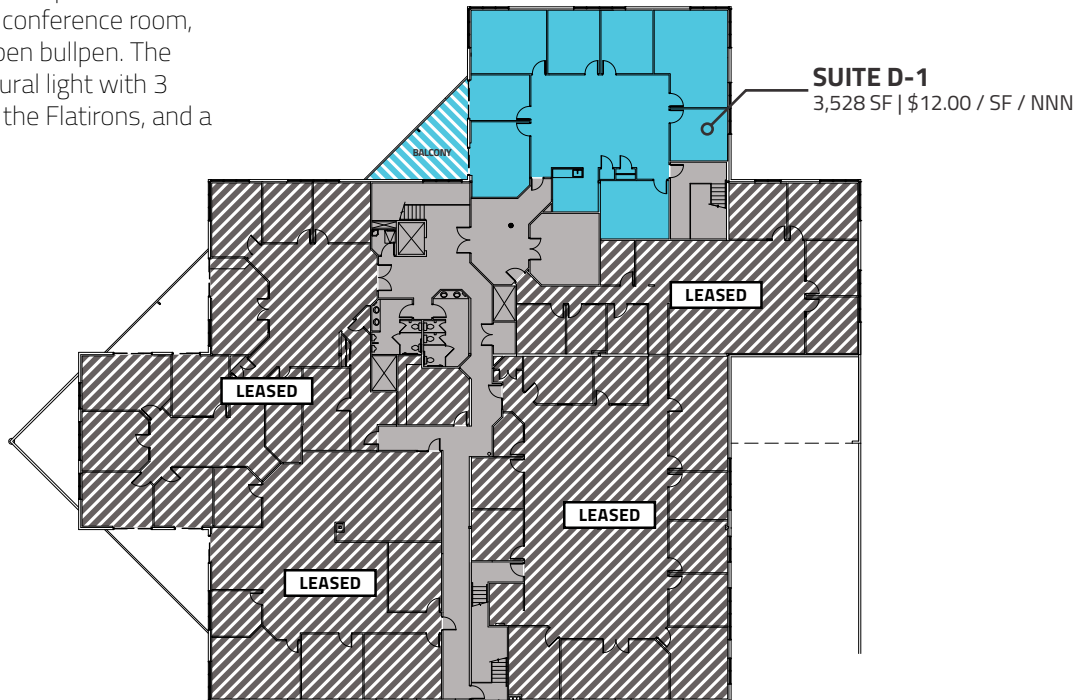
1ST FLOOR

Suites A-1 and B-1 offer versatile and functional flex spaces designed to meet a variety of business needs. Located on the first floor, both suites provide convenient access to an outdoor BBQ patio, a shared break room/kitchen, and common area locker rooms with showers. Additionally, Suite B-1 features direct access from its warehouse space to a covered dock, enhancing operational efficiency.



2ND FLOOR

Suite D-1 consists of seven perimeter offices, kitchen, shared conference room, server closet, and an open bullpen. The suite has abundant natural light with 3 sides of glass, views of the Flatirons, and a private balcony.



■ available   ■ common area   ▨ leased   ▤ not included in rentable square-footage

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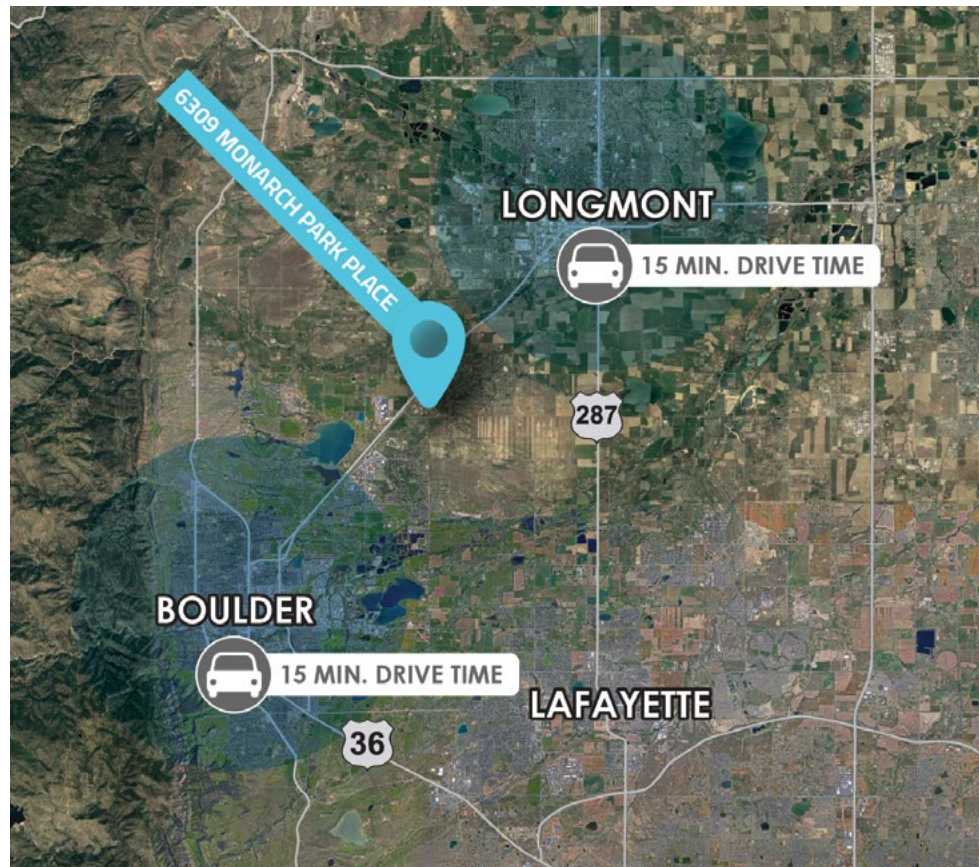
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