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DEAN CALLAN & COMPANY, INC.

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OFFICE & FLEX SPACE FOR LEASE

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

First floor office/flex space with warehouse available in the Boulder Tech Center. Large open office spaces lined with private offices, kitchenettes and production rooms. 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.

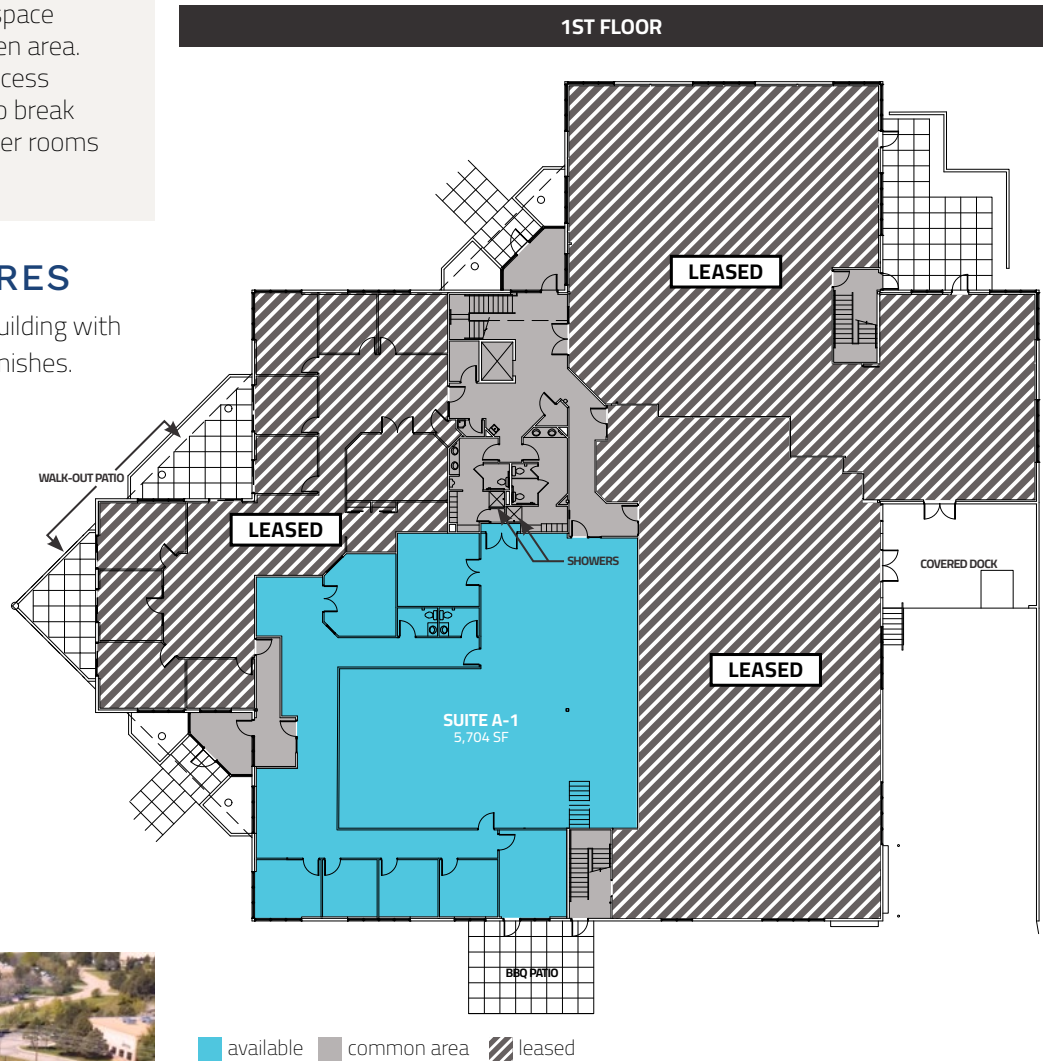
TERMS

Suite A-1 Size:	5,704 SF
Lease Rate:	\$13.00 / SF / NNN
Expenses:	\$8.51 / SF (Est. 2024)
Available:	Now

Suite A-1 is a well rounded flex space with a good mix of office and open area. Located on the first floor with access to outdoor BBQ patio adjacent to break room/kitchen common area locker rooms with showers.

PROPERTY FEATURES

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



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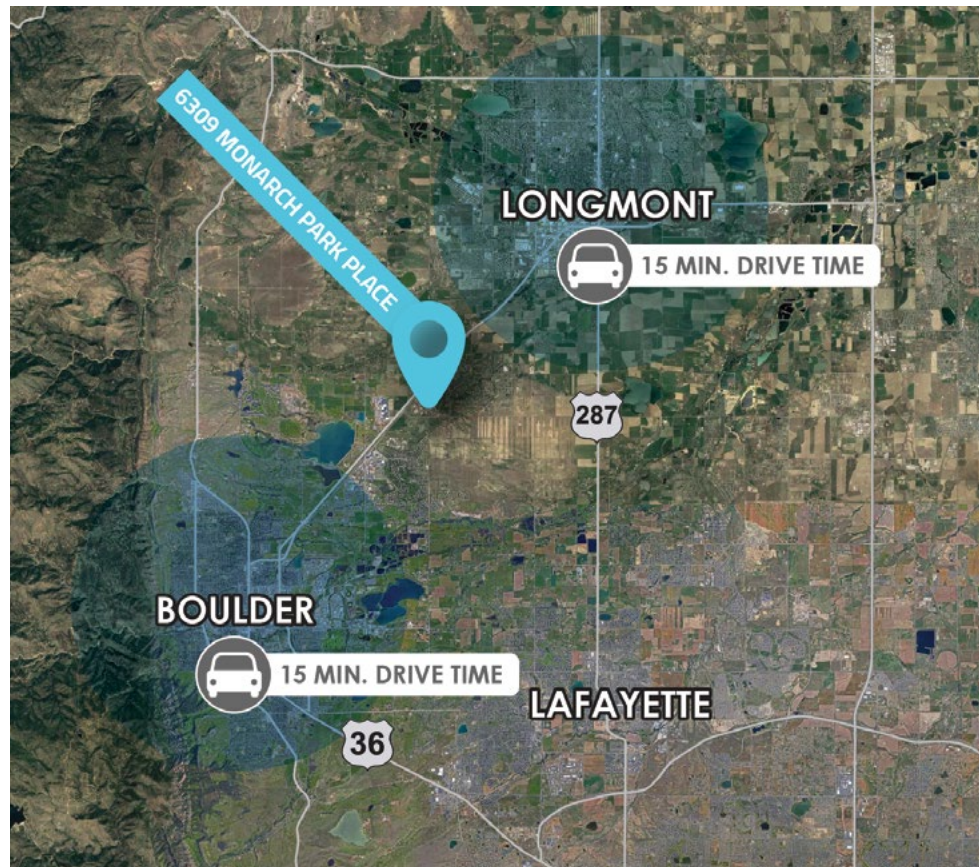


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