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OFFICE SPACE ON THE HILL FOR LEASE

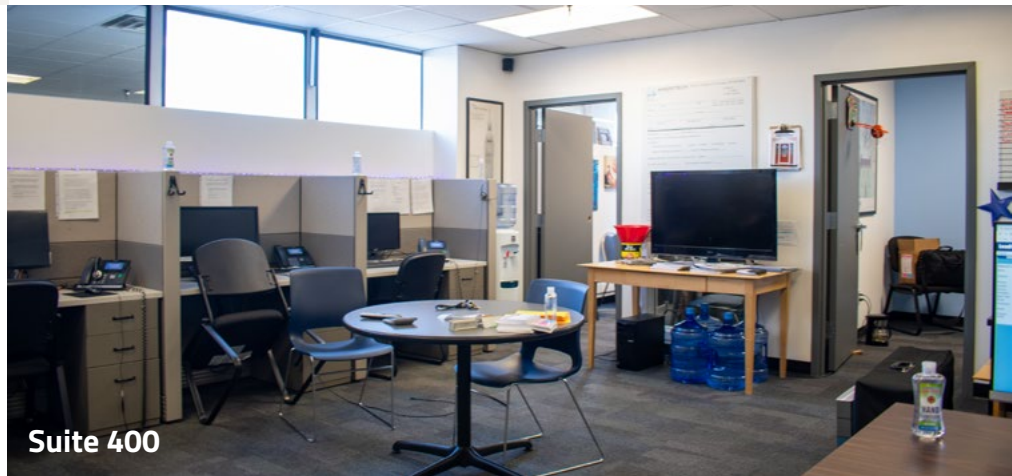
**1310 COLLEGE AVENUE
BOULDER, COLORADO 80302**

Be a part of the bustling college neighborhood "The Hill." A highly desirable neighborhood bordering the west side of The University of Colorado with a mix of college students and families, combining the best of late-night entertainment and early-rising professionals. With its centralized location, you have quick access to an eclectic mix of commerce, outdoor activities, and education endeavors.

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

TERMS

Suite 100:	5,753 SF \$1.00 / SF / NNN
Suite 400:	852 SF \$15.00 / SF / NNN
Suite 415:	1,025 SF \$15.00 / SF / NNN
Combined 400-415:	1,877 SF \$15.00 / SF / NNN
Expenses:	\$12.04 / SF
Available:	Now



Suite 400



Suite 400



Suite 400

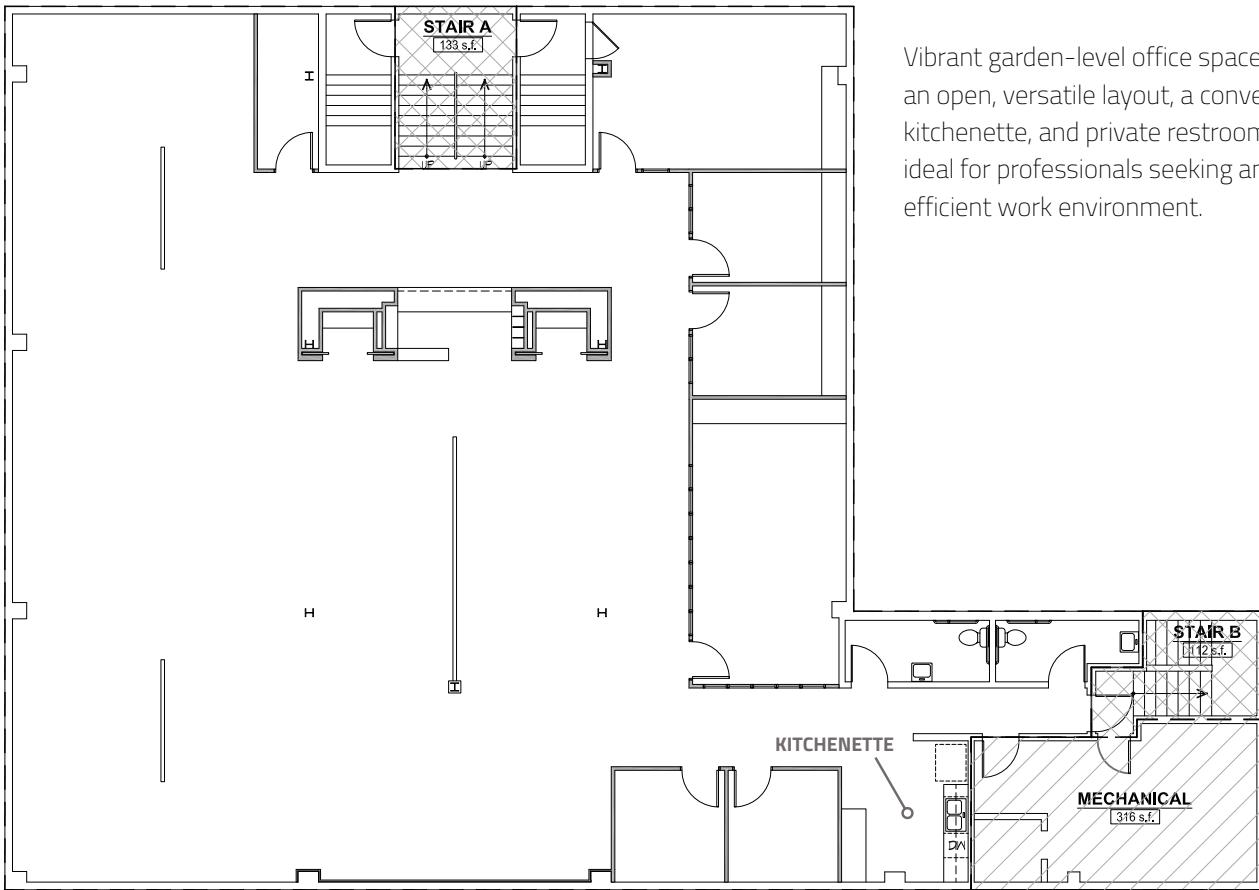


Common Area Kitchenette



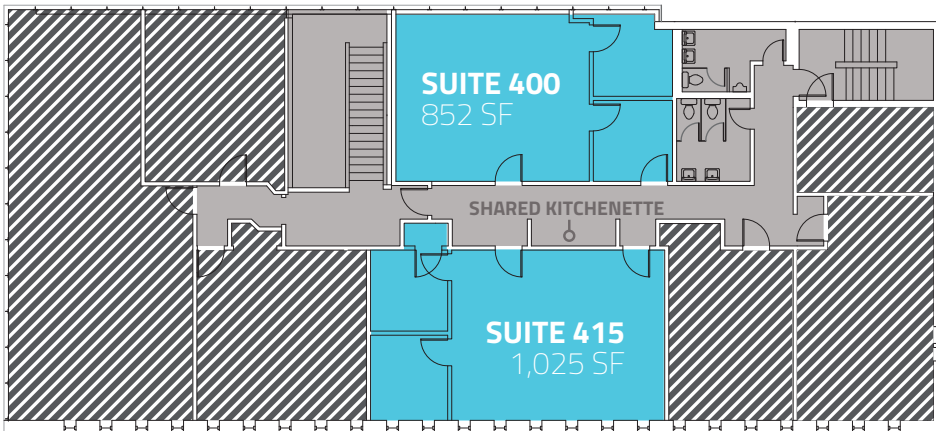
Suite 415

GARDEN LEVEL - SUITE 100



Vibrant garden-level office space features an open, versatile layout, a convenient kitchenette, and private restrooms, making it ideal for professionals seeking an inspiring and efficient work environment.

4TH FLOOR - SUITE 400-415



The 4th floor is secure and dedicated to office space only. Suites 400 & 415 are large open office areas with two private offices in each suite. Access to the 4th level shared kitchenette and restrooms with the convenience of the main floor food court. **Don't miss out on these attractive office suites!**

- Suite 400 and 415 are large open office areas with two private offices.
- Access to a shared kitchenette and restrooms.
- The 3rd & 4th levels are secure with key card access.
- Building signage is available
- Direct access to food court located on main floor. students, faculty and staff



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