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FLEX/WAREHOUSE SPACE FOR SUBLEASE

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

First floor office/flex/warehouse space available in the Boulder Tech Center. Large open warehouse space, direct access to a covered loading dock, a private office, conference room, and a kitchenette. 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, LoBo Trail, 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.

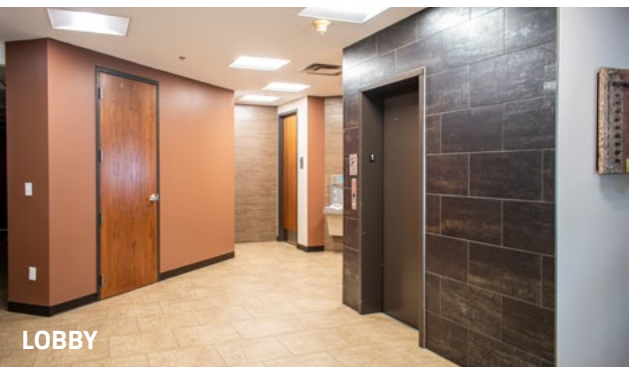
TERMS

Suite B-2:	5,054 SF (Loading Dock)	\$13.00 / SF / NNN
Expenses:	\$9.70/ SF (Est. 2025) <u>Includes Utilities</u>	
Term:	April 30th, 2029	

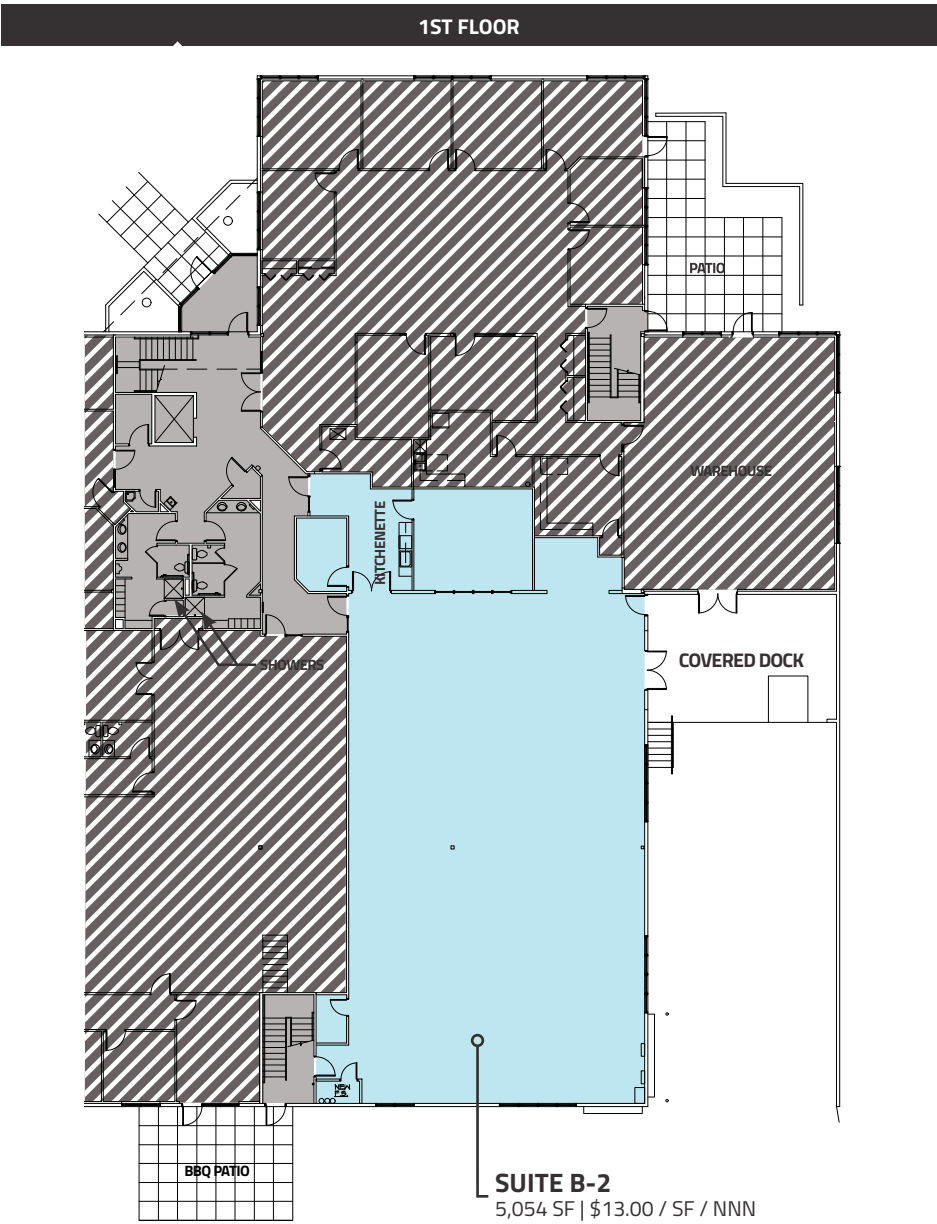
PROPERTY FEATURES

Suite B-2 offers a versatile and functional flex space designed to meet a variety of business needs. Located on the first floor, B-2 features open warehouse space, direct access to a covered loading dock, a private office, conference room, and a kitchenette. Common area features locker rooms with showers, kitchenette, and a BBQ Patio.

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



LOBBY



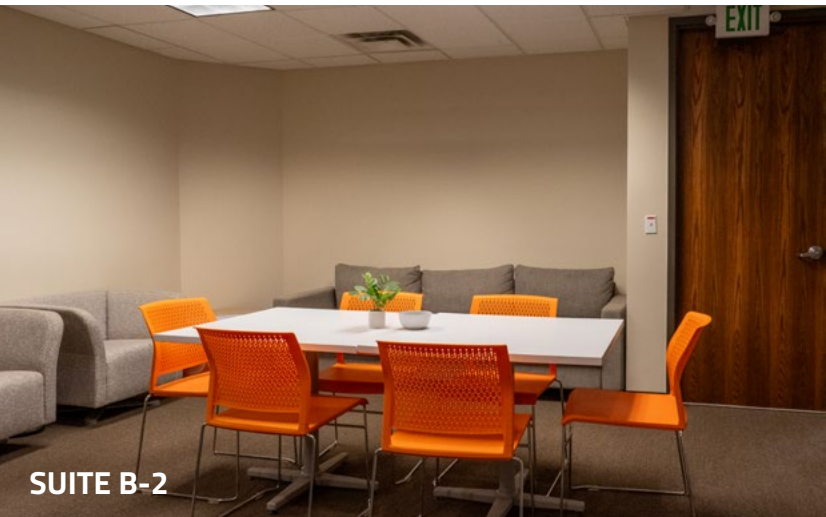
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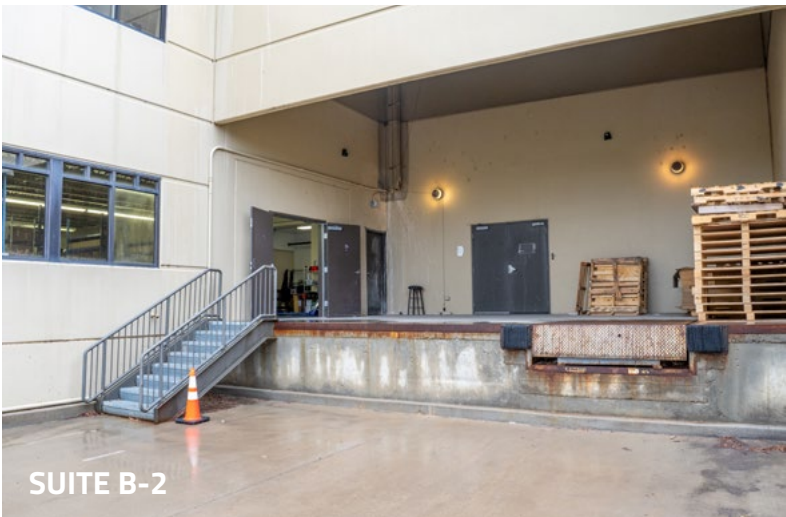
SUITE B-2



SUITE B-2



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SUITE B-2



SUITE B-2

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