



# 5445 Conestoga Ct

Suite 200, Boulder, CO

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 **Video Tour**

 **View Map**

## Cutting Edge Creative Office Space For Lease in Boulder

Available Space	9,034 sq. ft.
Lease Rate / sq. ft.	<del>\$17.95 NNN</del> <b>\$13.95 NNN</b>
Expenses / sq. ft.	\$7.06*

\*Not Including Utilities

- **Year 1 Introductory Rate of \$13.95 NNN and Year 2 Rate of \$17.95 NNN with 3% Annual Escalations For Any 5+ Year Lease Term** - Incredible Value for Tech Space in Boulder
- Iconic Creative Tech Office Designed by Arch11 Featuring Contemporary Finishes Throughout, Including Suspended Ceilings, Designer Lighting & Custom Art & Murals
- Modern Space Featuring Open Layout with 5 Meeting Rooms of Various Sizes, Stunning Conference Room, Multiple Creative Cubby Areas, Gorgeous Kitchen / Lounge / Bar Area with Putting Green, Outdoor Patio with Barbecue
- 22 On-Site Parking Spaces & Ample Free Street Parking, Plus Convenient Bike Storage & Shower
- High Speed Internet Available from Comcast & Other Providers
- Local Boulder Ownership with Responsive Management
- Walk to Blackbelly Restaurant and Market, Ozo Coffee, Pica's Taqueria, LeFrigo, Snarf's, Wild Woods Brewery & Vapor Distillery

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

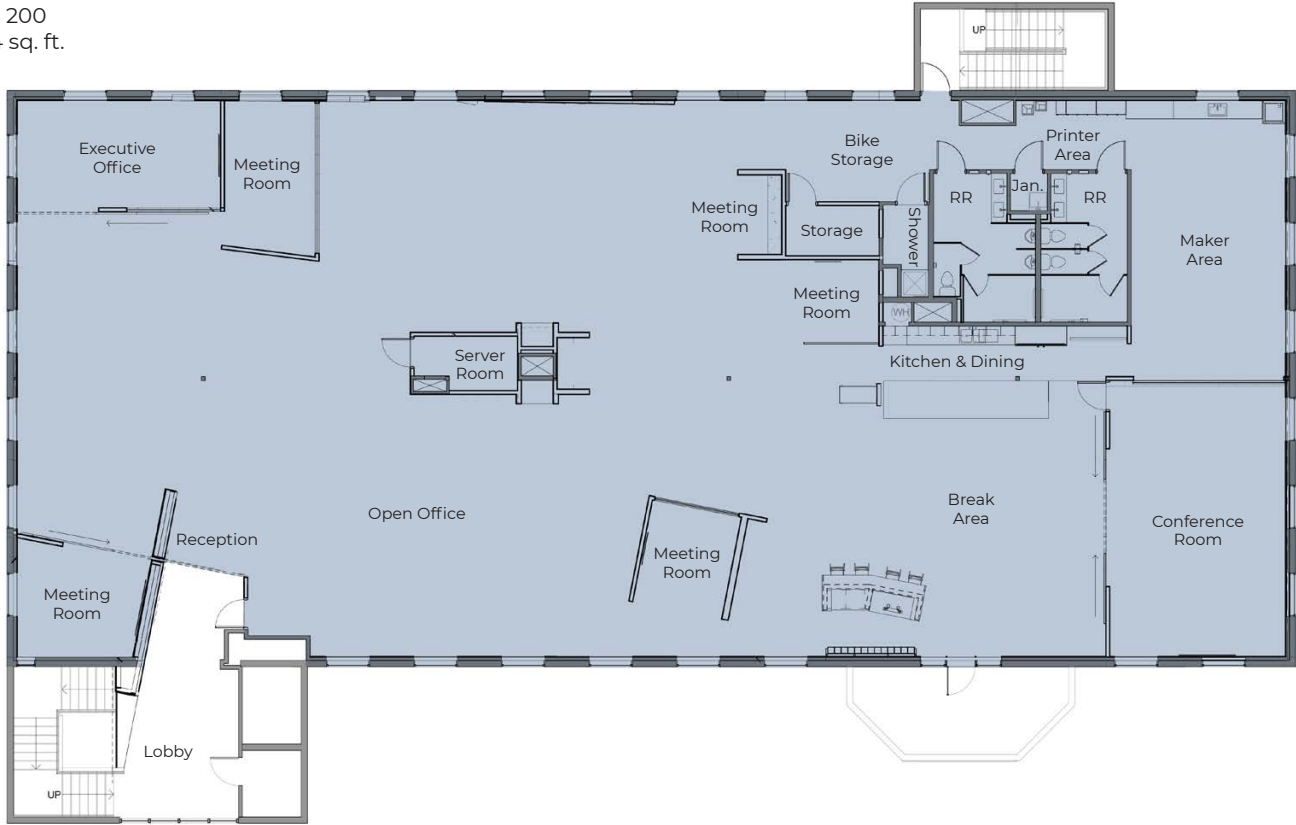


2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



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Suite 200  
9,034 sq. ft.



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