

# OFFICE SPACE FOR LEASE

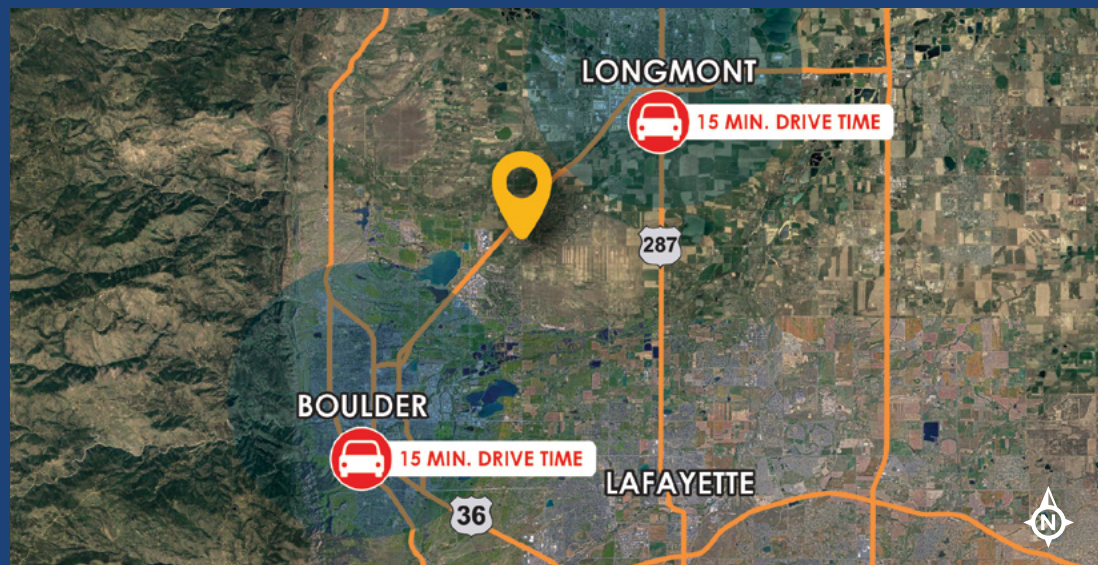
6309 Monarch Park Place  
Niwot, Colorado

## AVAILABILITY

SUITE C-2	3,378 RSF
SUITE D-3	5,004 RSF
LEASE RATE	\$14.00 / RSF / NNN
EXPENSES	\$7.38 / RSF (EST. 2020) INCLUDES UTILITIES AND COMMON-AREA JANITORIAL
PARKING	3.33:1,000

## PROPERTY FEATURES

- Suite C-2 consists of four private offices, conference room, an open bullpen and a shared walk-out balcony. The suite has access to the 2nd floor common area kitchenette. Furniture is available.
- Suite D-3 is an open floor plan with nine perimeter offices, conference room and a small kitchenette. The suite is well lit with skylights for great natural lighting.
- Completely renovated office building with brand new common areas and finishes.
- Showers & locker rooms
- 100% fire sprinklered
- ADA compliant, elevator



FOR MORE INFORMATION CONTACT:

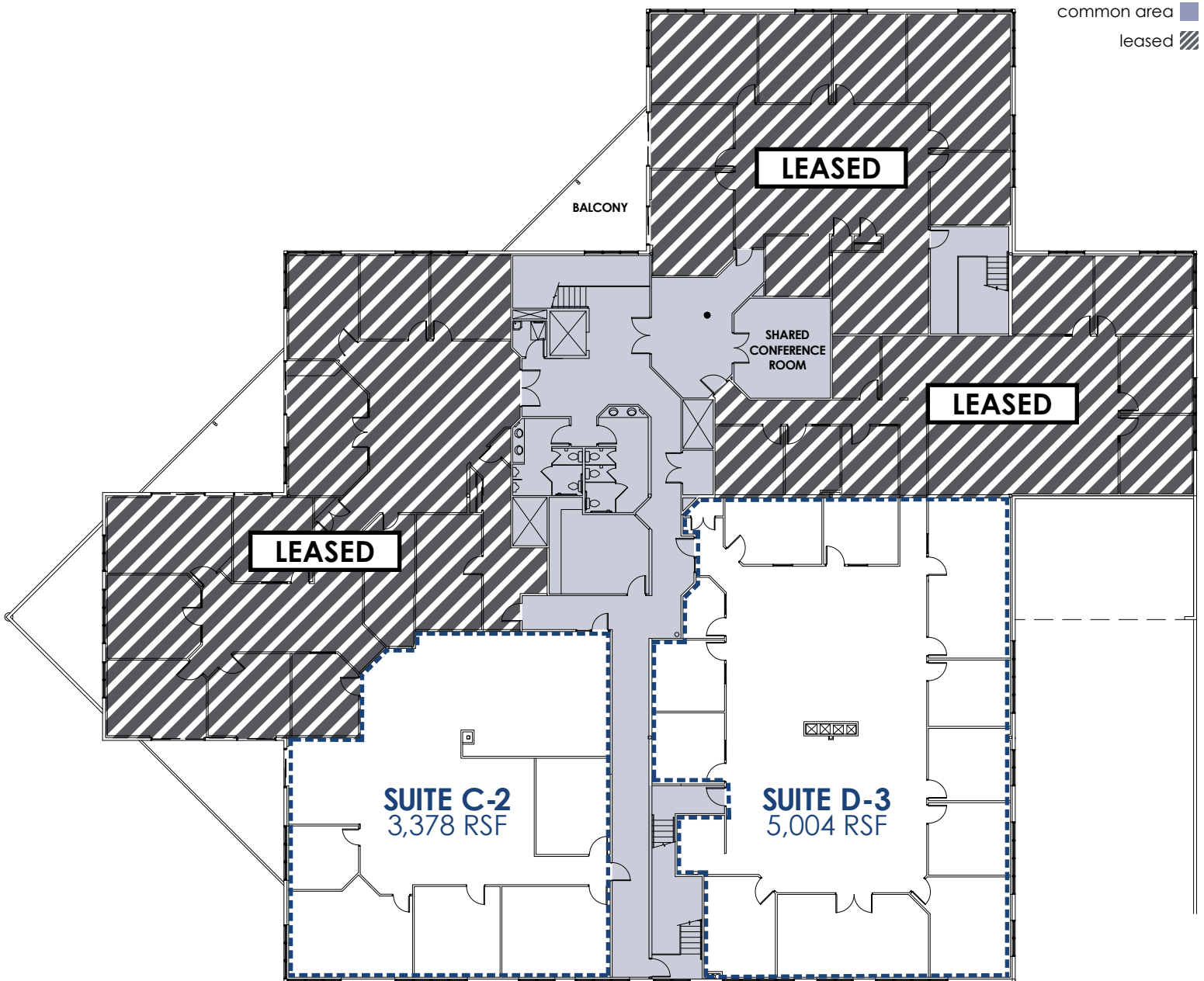
**DEAN CALLAN & COMPANY**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420  
www.deancallan.com

**HUNTER BARTO**  
303.945.2016  
hbarto@deancallan.com

**DRYDEN DUNSMORE**  
303.945.2019  
dryden@deancallan.com



FLOOR PLAN - 2ND FLOOR



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.

FOR MORE INFORMATION CONTACT: