



#### AVAILABILITY

SPACE AVAILABLE 7,402 RSF

BUILDING SIZE 39,317 RSF

LEASE RATE \$12.50 / RSF / NNN

EXPENSES \$7.13 / RSF (2019 ESTIMATE)  
INCLUDES UTILITIES AND  
COMMON-AREA JANITORIAL

PARKING 3.33:1,000

#### PROPERTY FEATURES

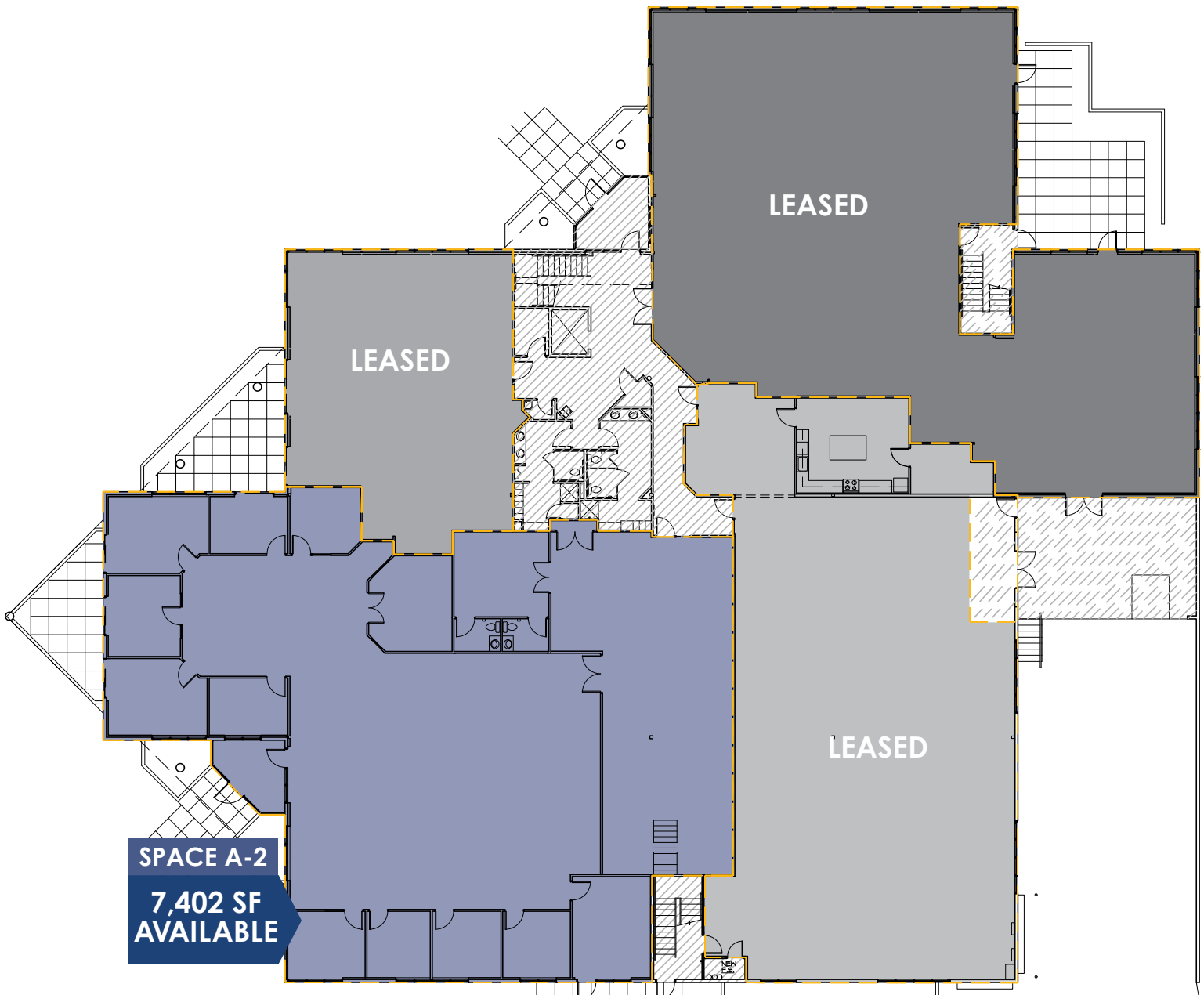
- Completely renovated office building with brand new common areas and finishes.
- Showers & locker rooms
- 100% fire sprinklered
- Outdoor patios with front range views
- Central air/HVAC
- Convenient access to Boulder, Longmont, I-25, and DIA



AVAILABLE

SPACE A-2

7,402 RSF



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  
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