



NEW OFFICE | PROJECTED COMPLETION EARLY 2020

Lease Rate: \$18/SF NNN | Est. NNN: \$7.50/SF | \$40.00/SF TI Allowance

SECOND FLOOR AVAILABLE: 3,000 SF

This to-be-built building is set to be completed in early 2020. The space that is available will be on the second floor. The first floor will be the new location for the Mash Lab Brewery, which is currently next door in a smaller location. The Brewery will be adding a food component to their menu once they are in this new location making this a convenient and unique meeting area for potential office tenants. Within close proximity to this building there are multiple other eateries, business services and entertainment venues. This area has become known as the epicenter of Northern Colorado and has been one of the fastest growing and successful areas in this region.

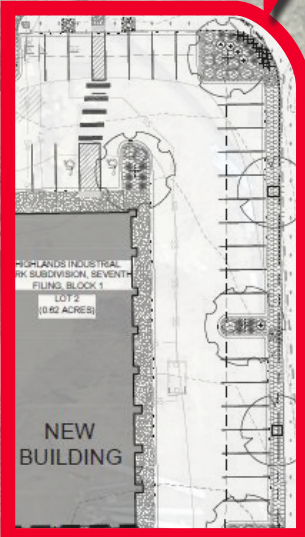




Greenridge Rd.

**SUBJECT
PROPERTY**

**Advanced
Interiors**



Highland Meadows Pkwy.

Legacy Counters Inc.

**Mash Lab
Brewing //
Pinkee's
Rod Shop**

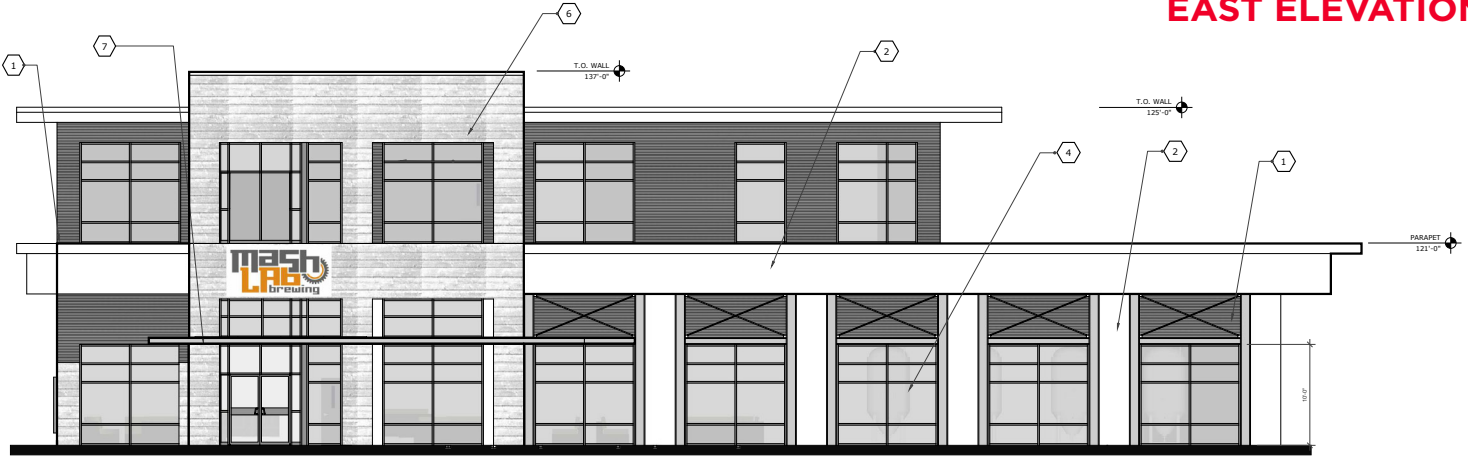
Greendale Rd.

PROPERTY HIGHLIGHTS

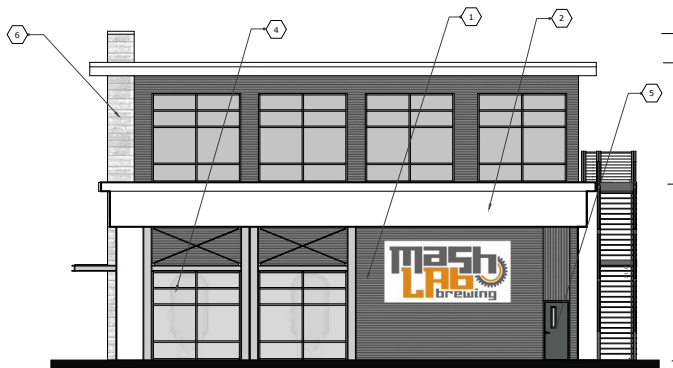
- Frontage on Highland Meadows Parkway
- Flexible design and layout
- Central to Northern Colorado
- Vibrant area



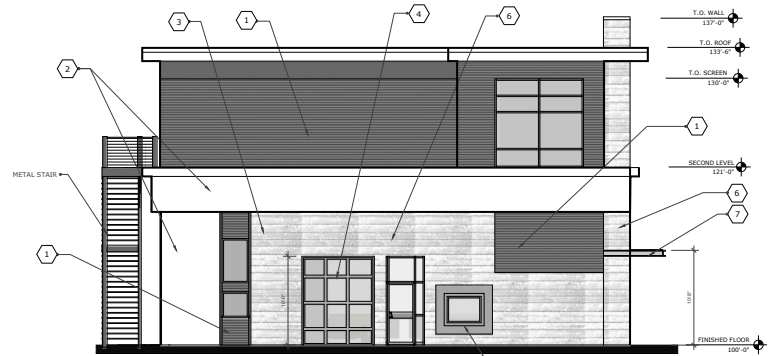
EAST ELEVATION



NORTH ELEVATION

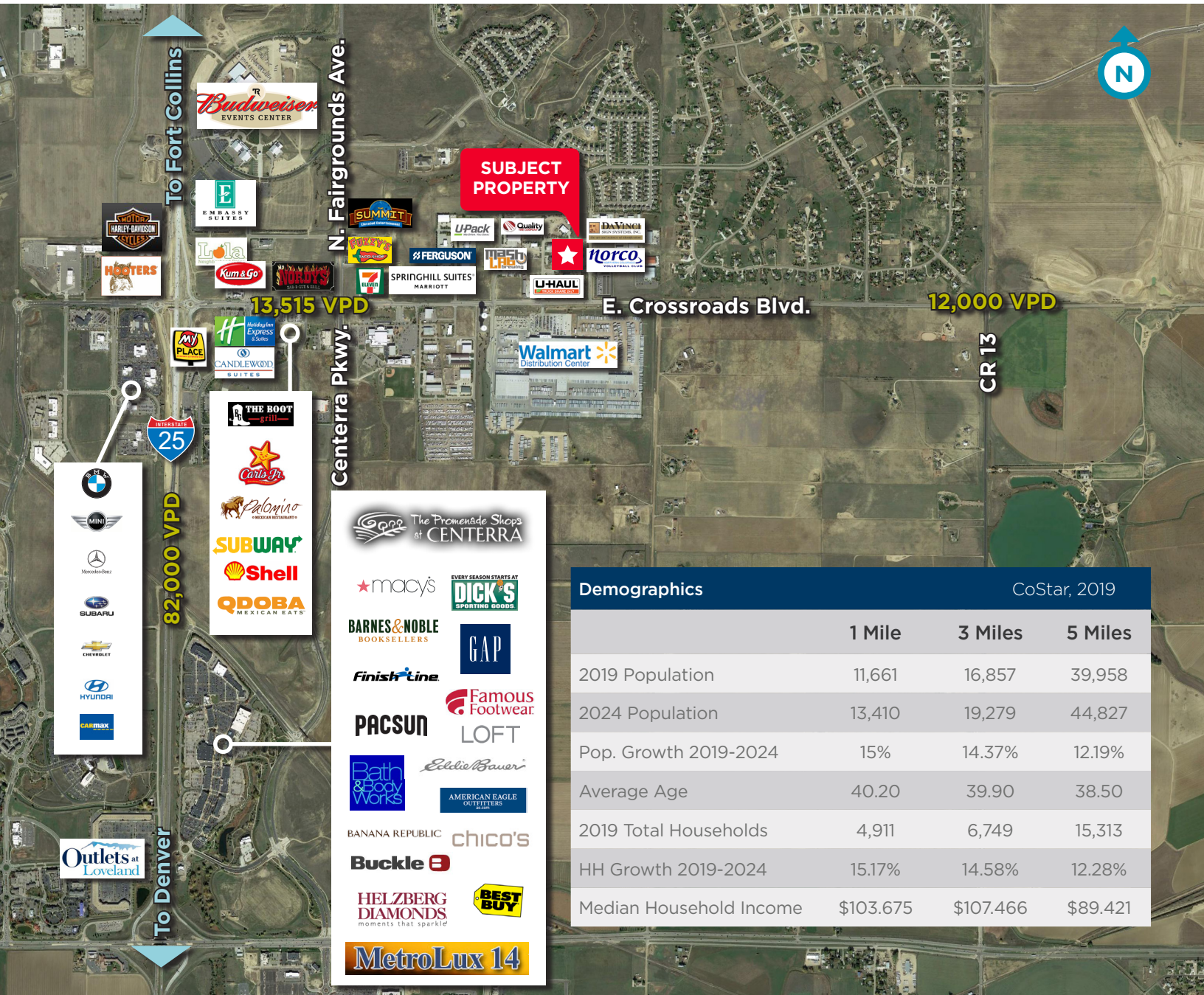


SOUTH ELEVATION



WEST ELEVATION





For more information, please contact:

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