

INDUSTRIAL SPACE FOR LEASE

TWIN LAKES BUSINESS PARK
4699 Nautilus Court
Boulder, Colorado

HIGHLIGHTS

SUITE 401 4,266 RSF

LEASE RATE \$12.50 / RSF / NNN

ESTIMATED EXPENSES \$5.30 / RSF

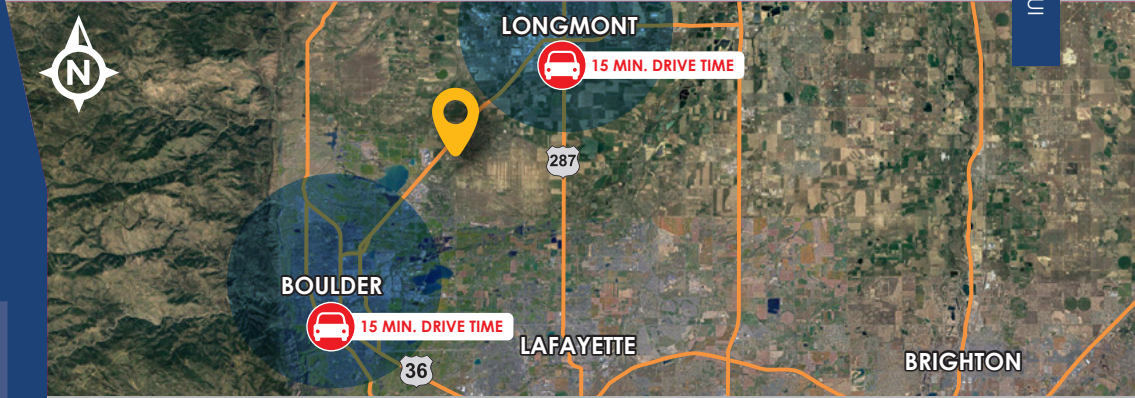
PROPERTY FEATURES

- Industrial End-cap unit for lease
- 2 Dock-high doors and 1 grade level door
- Approximately 20% office space
- Twin Lakes Business Park is a well maintained and popular industrial complex.
- Under new ownership and management
- Close to public transportation and within easy access to Diagonal Highway
- Walking distance to Asher Brewing Co. and Avery Brewing.
- Quick drive to King Soopers, restaurants and fitness studios.



TAKE THE 
VIRTUAL
TOUR

<https://youtu.be/hbFve2YrmyU>



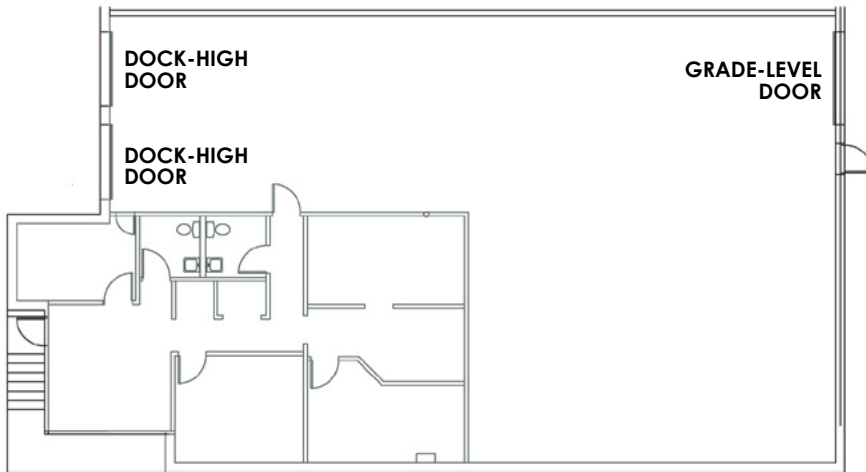
FOR MORE INFORMATION CONTACT:

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FLOOR PLAN



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