

# PROFESSIONAL OFFICE SPACE FOR LEASE

5305 Spine Road, Unit F  
Boulder, Colorado

## HIGHLIGHTS

RENTABLE SQAURE FEET	1,478 RSF
LEASE RATE	\$18 / RSF / NNN
EXPENSES	\$8.93 / RSF + UTILITIES

## PROPERTY FEATURES

- A beautiful, professional office space with a modern and stylish design. The unit includes 2 private offices, reception area, conference room, kitchenette, workroom/additional office, and an in-suite private bathroom.
- Numerous recreational, dining and service amenities within walking distance
- Conveniently located in the Gunbarrel Business Park, with easy access to Boulder, Longmont, Niwot and I-25 via Highway 52 and Diagonal Highway 119



FOR MORE INFORMATION CONTACT:

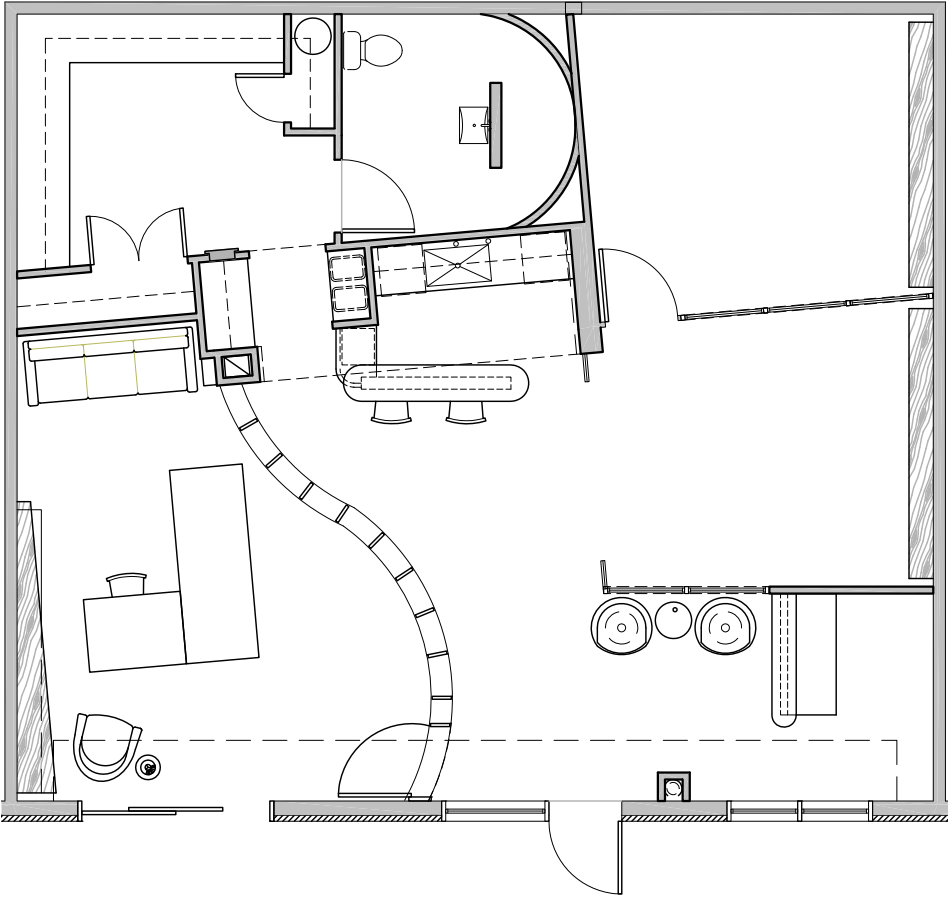
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FLOOR PLAN - UNITS F - 1,478 RSF



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