

Join tenants in high-tech, consulting, communications and bioscience industries.



Office/Flex/R&D/Lab Use Space For Lease

7,441± to 15,009± SF Available at \$18.00-\$18.50/RSF, NNN

Operating Expenses = \$7.68/sf excluding utilities & janitorial - Estimated 2018

Building Highlights

Building Size: 37,167 SF	Year Built: 1982
Parking Ratio: 2.07:1,000	Zoning: IG
Loading: 2 dock-high doors	T1, T3, Comcast Fiber available

Property Highlights

- Excellent access from US Hwy 36 and Hwy 119
- Boulder is a highly desired location with a diverse mix of national, regional and local companies
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

For leasing information:



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