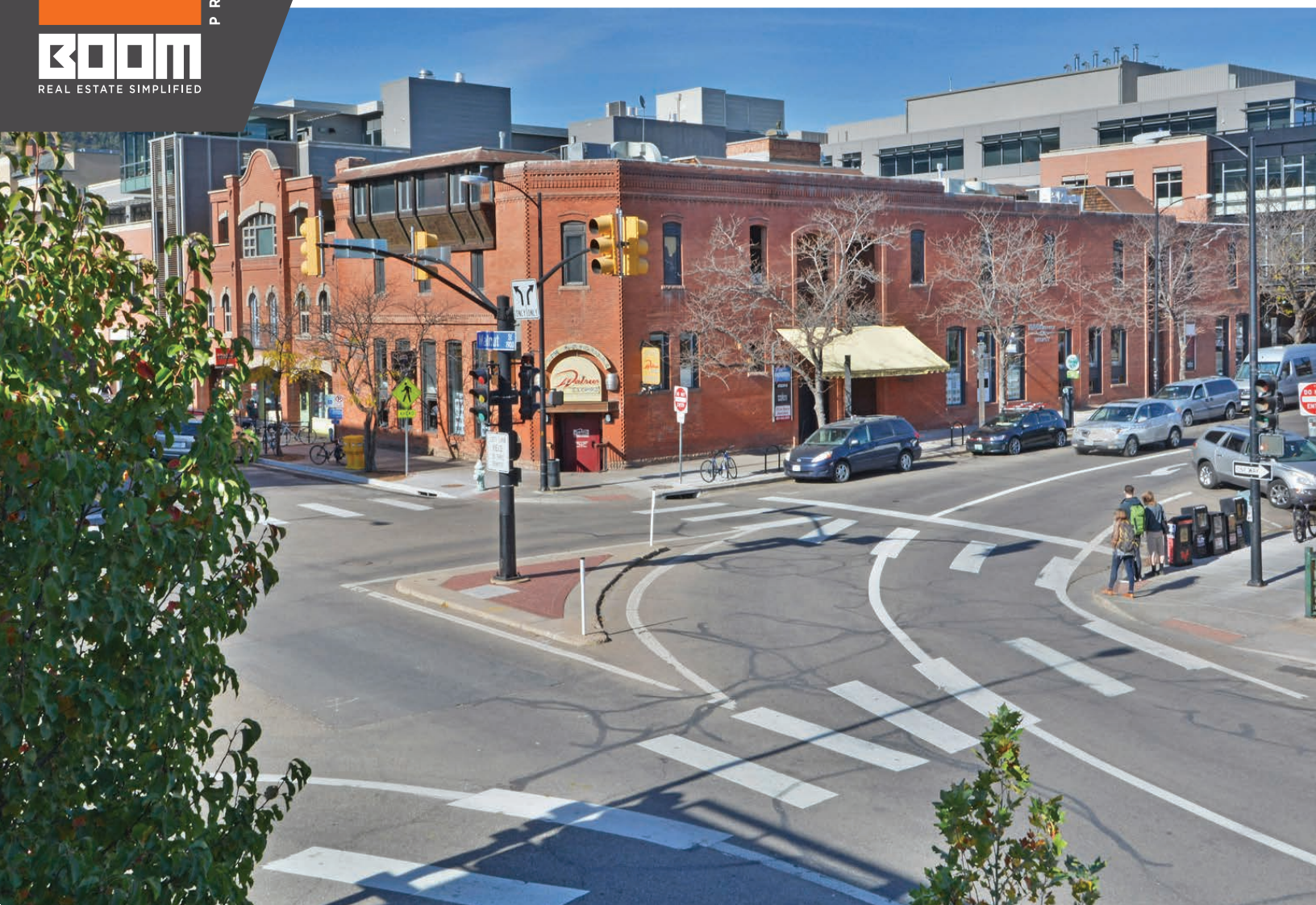




Fully Renovated Historical Building

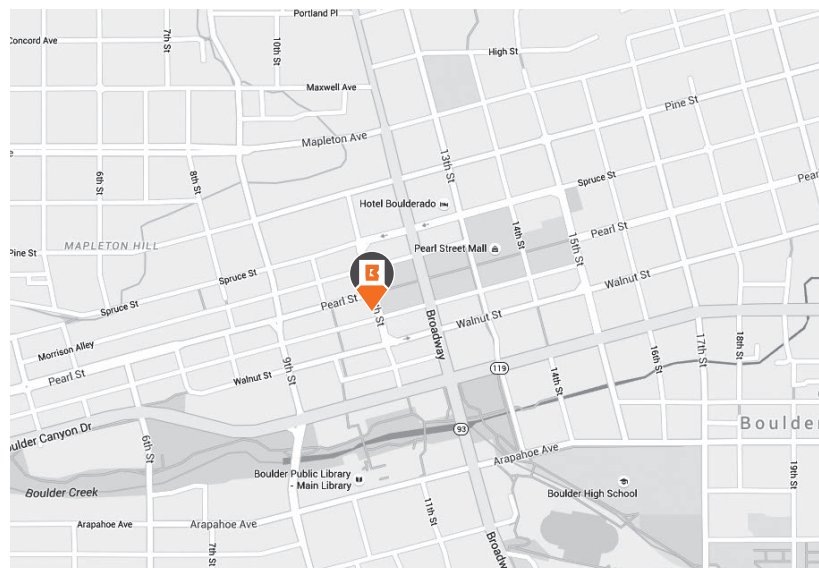
1911 11th Street | Boulder, CO 80302



BUILDING HIGHLIGHTS

- **REMODEL** starts November 2017!
Get space while still available!
- Historical renovation in heart of downtown Boulder
- Full-floor penthouse with deck and Flatiron views
- Customized floor plates
- High-end modern finishes
- Unit Sizes: Various floor plans available
- Rate \$30-\$50/SF NNN based on floor/layout

Coming Summer 2018!

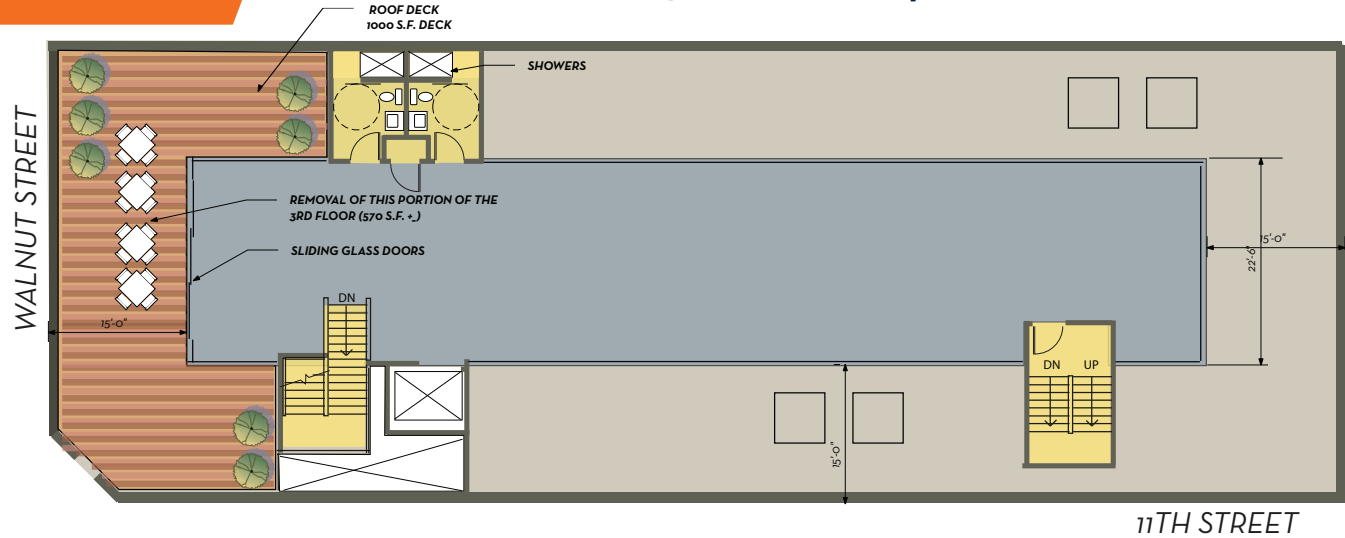


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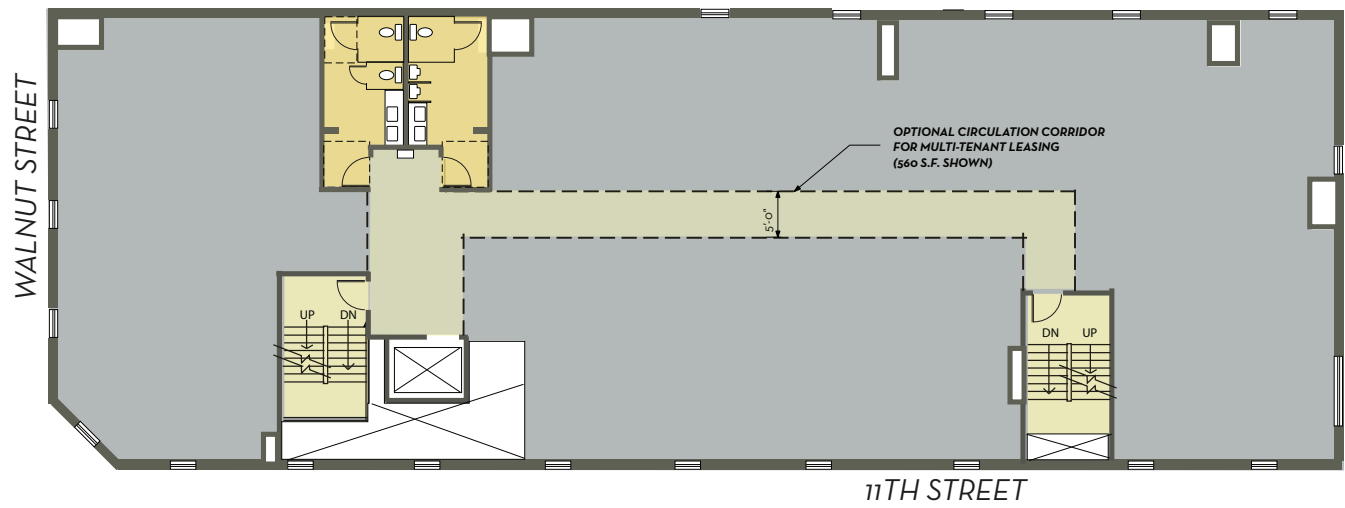
Third Floor

\$50/SF NNN Top Floor with Deck



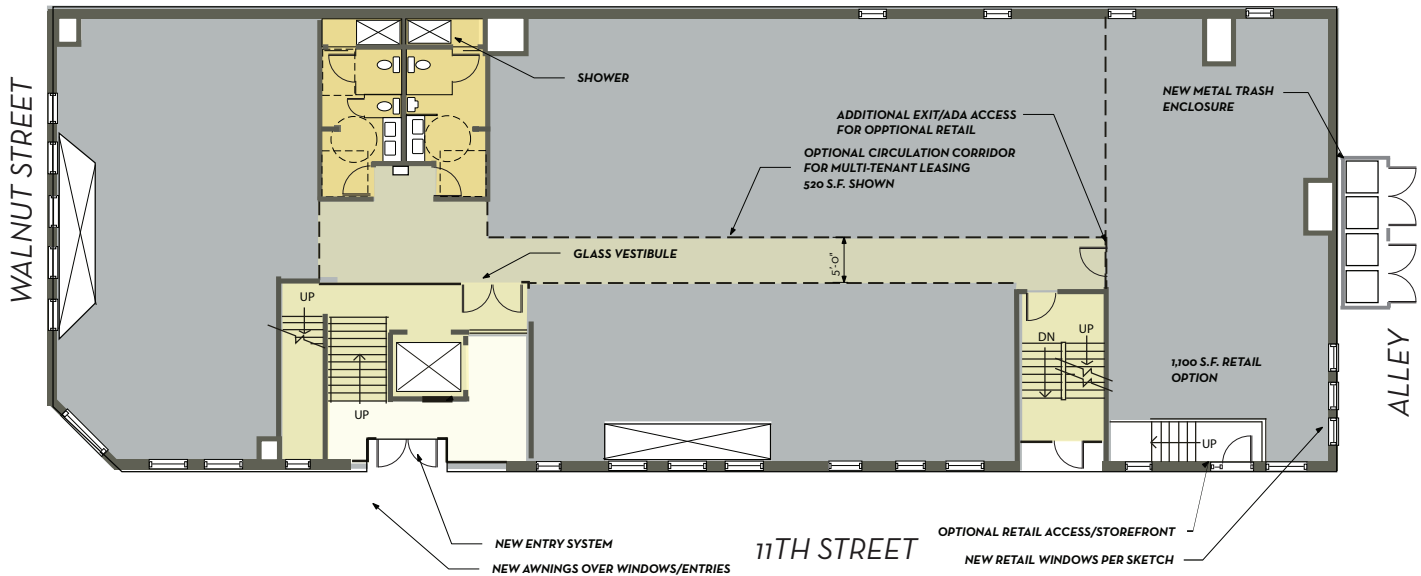
Second Floor

\$30-40/SF NNN based on layout



First Floor

\$30-40/SF NNN based on layout



LEASABLE AREAS

Third Level
3,743 SF

Second Level
6,522 SF

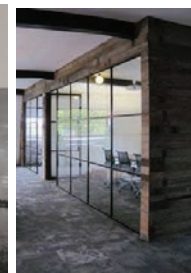
Main Level
6,476 SF

Total
16,741 SF

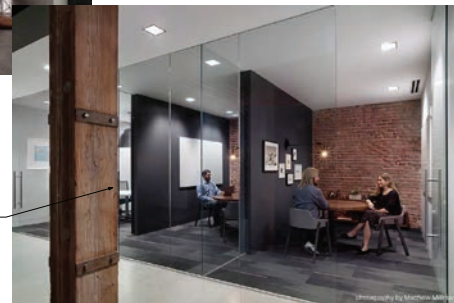
GREAT LAYOUTS FOR

Office
Retail
Coffee Shop
Deli

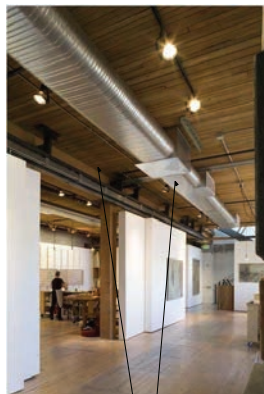
REFERENCE IMAGES
BUILDING INTERIORS



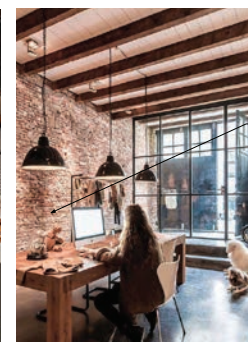
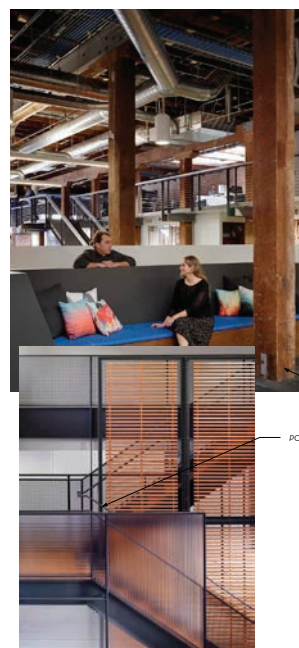
JUXTAPOSITION OF EXISTING ROUGH HEWN WITH NEW CLEAR GLASS DEMISING



REFERENCE IMAGES
BUILDING INTERIORS



ELLIPTICAL AIR DUCTS, GALVANIZED



EXPOSED INTERIOR BRICK WALLS

WOOD COLUMNS

POSSIBLE TREATMENT AT STAIRS

WHITE WASH EXISTING ROUGH HEWN BUILDING ELEMENTS

CLEAN GLASS WALLS INTO LEASE SPACES



REFERENCE IMAGES
EXTERIOR DECKS

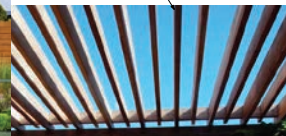


AS MUCH GLASS AS POSSIBLE ON UPPER LEVEL

OPERABLE GLASS DOORS ON TO PATIO



POSSIBLE OVERHEAD TRELLIS



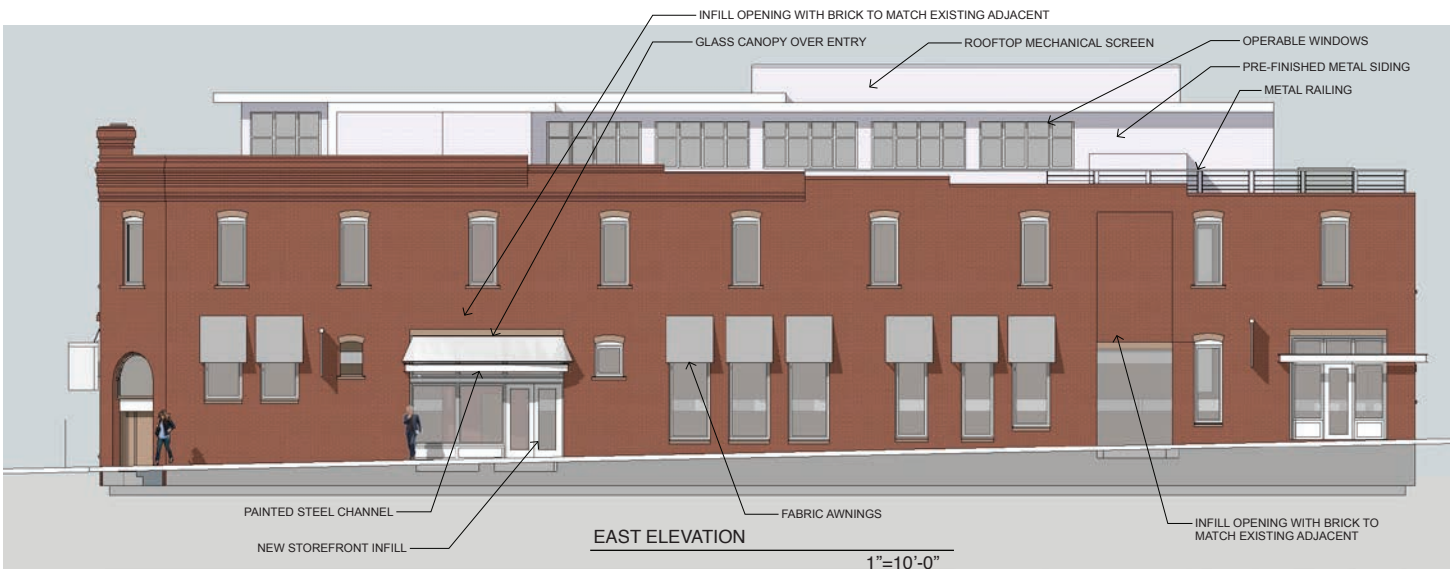
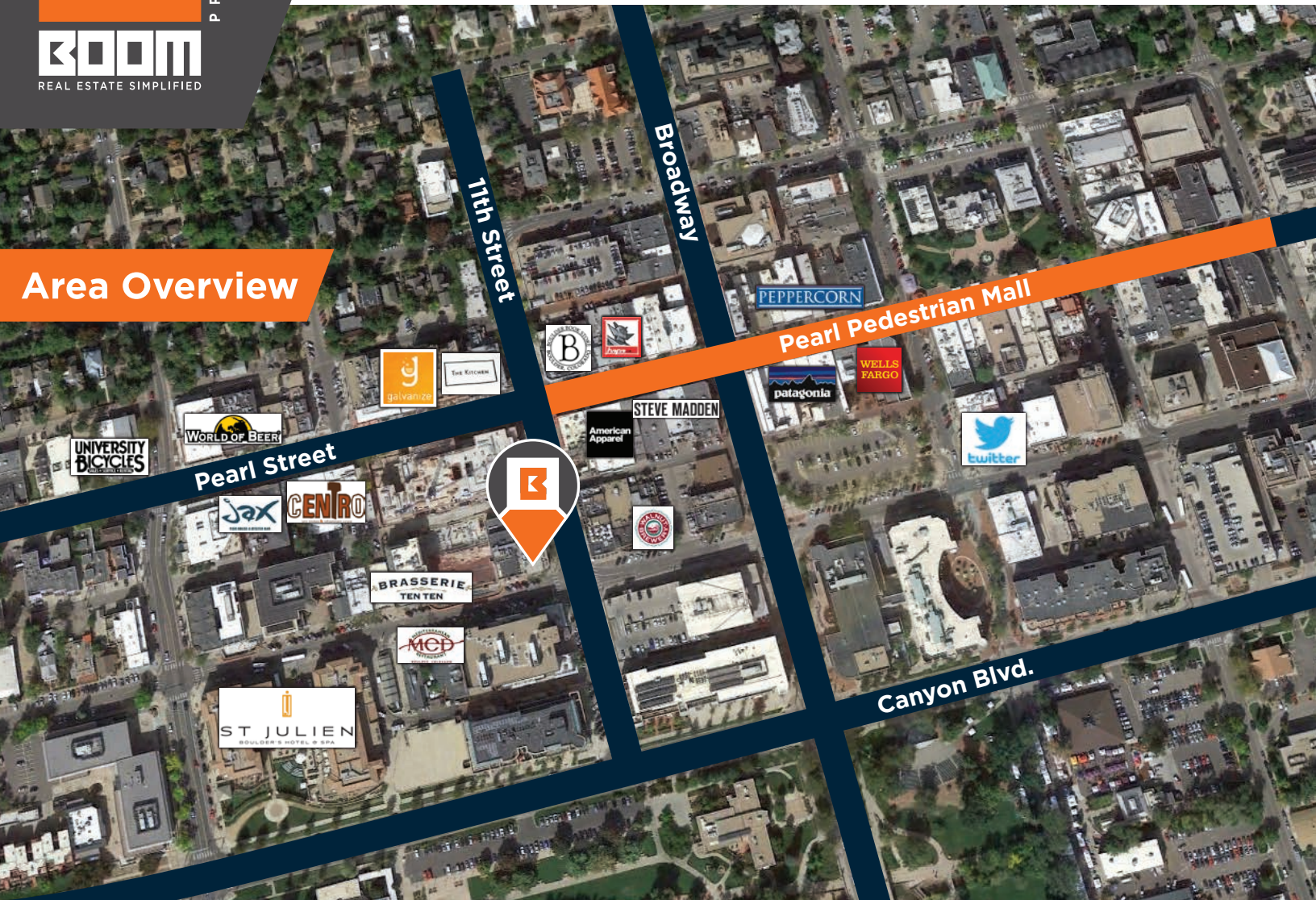
WOOD DECKING



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Area Overview



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