

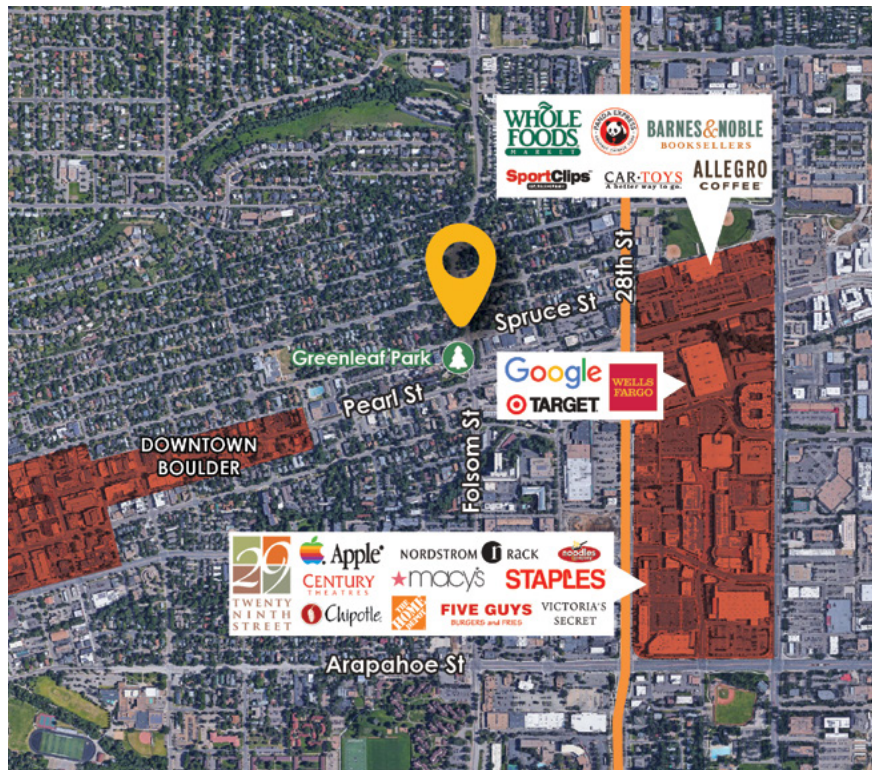


AVAILABILITY

SPACE AVAILABLE	2,500 RSF
LEASE RATE	\$33.00 / RSF / NNN
EXPENSES	\$9.00 / RSF
PARKING	9 SPACES (8 COVERED, 1 SURFACE)

PROPERTY FEATURES

- Central Boulder corner location on Folsom St. and Spruce St.
- Iconic barrel roof with wide open floor plan, covered parking, and exterior deck
- Great building facade signage with more than 20,000 cars per day.
- Renovation plans include elevator, new lobby, landscaping, bike repair station, ADA bathroom, and shower

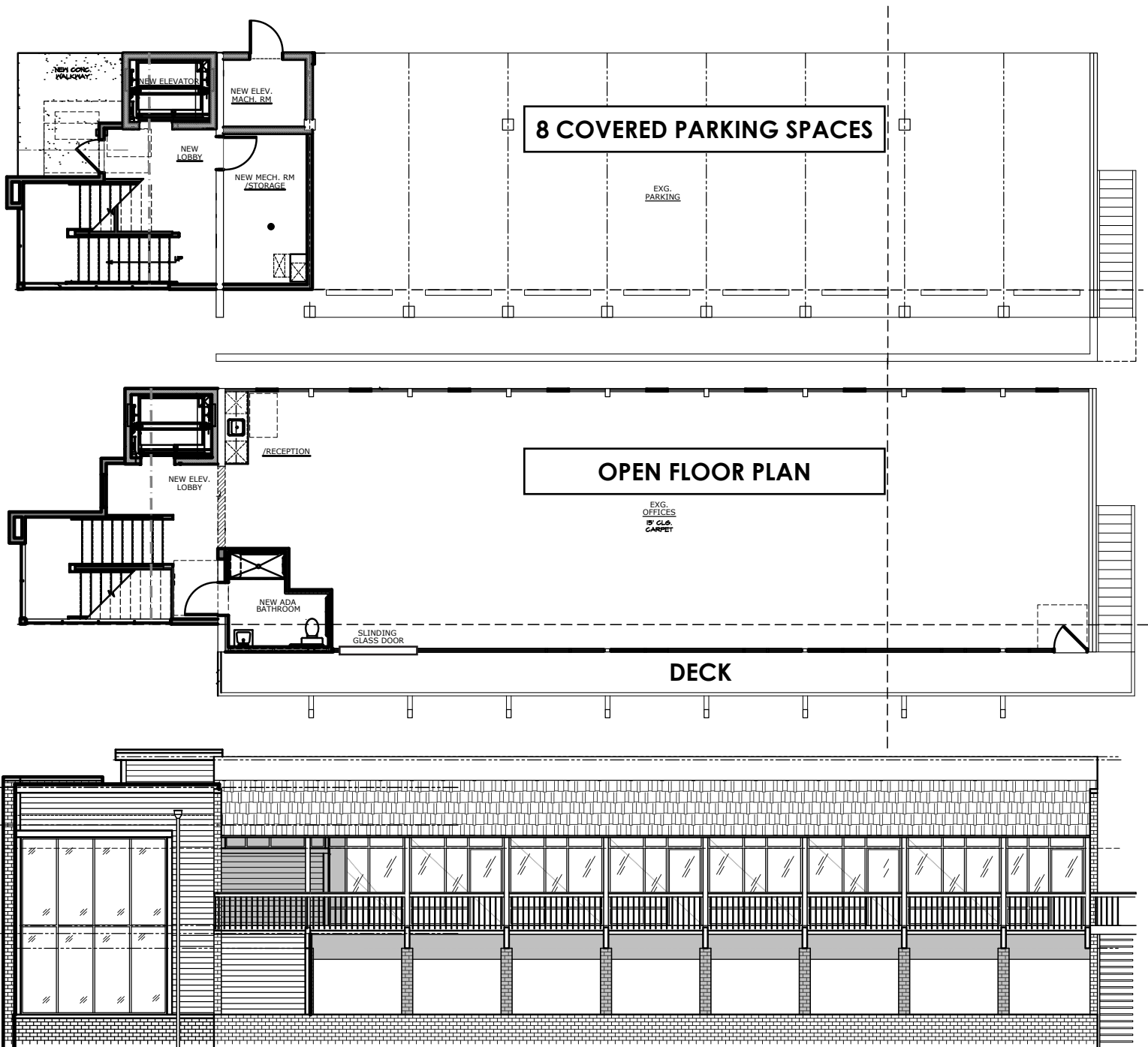


For more information please contact

HUNTER BARTO
303.945.2016
hbarto@deancallan.com

BEAU GAMBLE
303.945.2028
beaugamble@deancallan.com

Dean Callan & Company, Inc.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof

For more information please contact

HUNTER BARTO
303.945.2016
hbarto@deancallan.com

BEAU GAMBLE
303.945.2028
beaugamble@deancallan.com

Dean Callan & Company, Inc.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
deancallan.com