



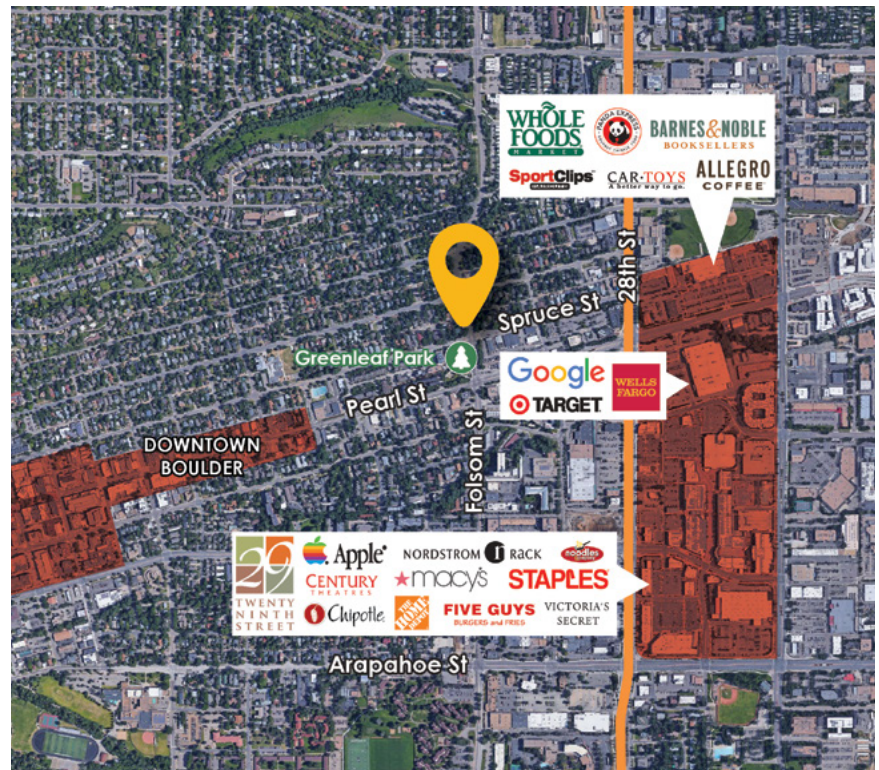
**RENOVATIONS
UNDERWAY**

AVAILABILITY

SPACE AVAILABLE	2,500 RSF
LEASE RATE	\$33.00 / RSF / NNN
EXPENSES	\$10.00 / 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

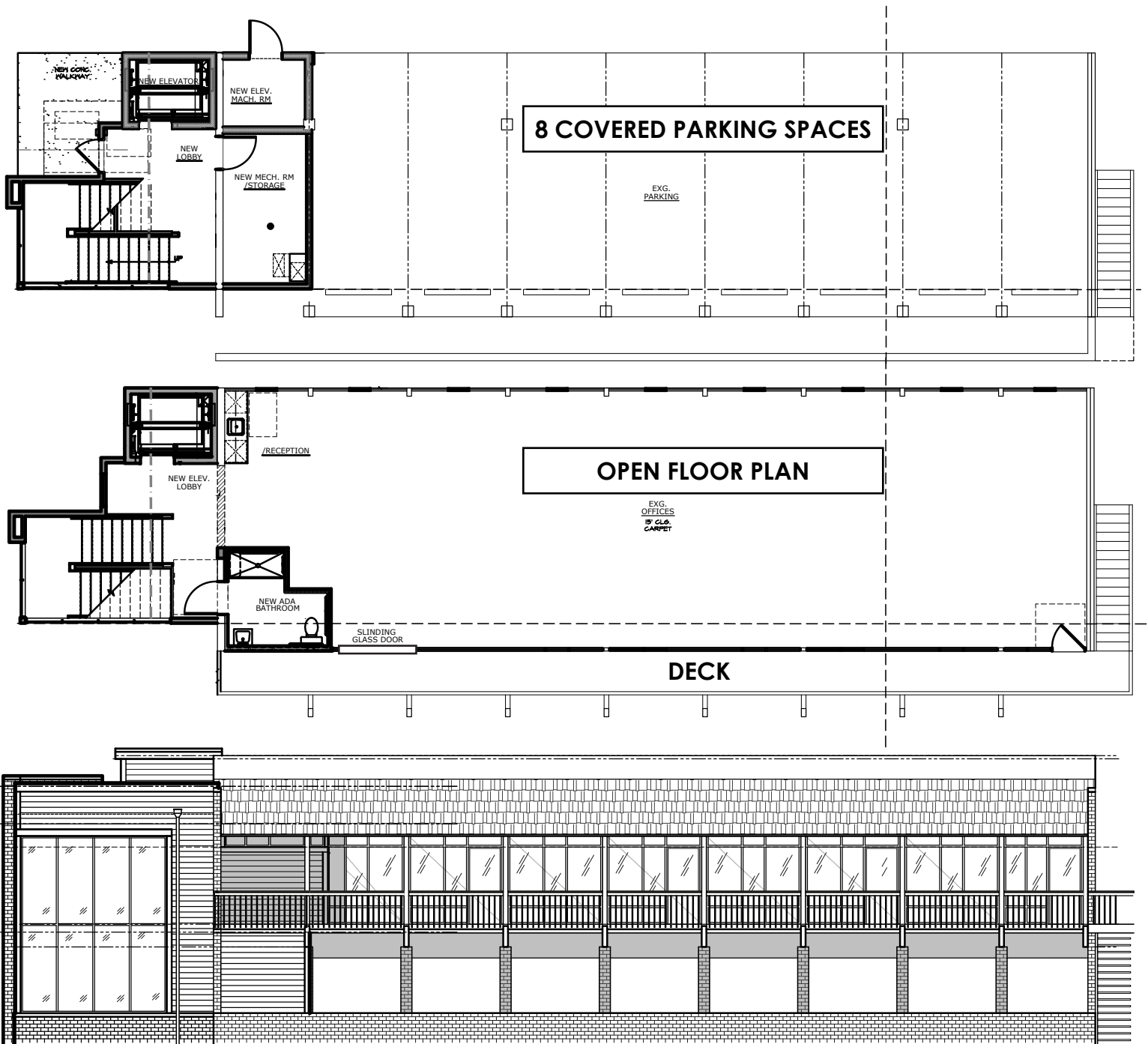


For more information please contact

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