



AVAILABILITY

SPACE AVAILABLE 2,858-11,882 RSF (2ND FLOOR)

LEASE RATE \$14.00-\$16.00 / RSF / NNN

EXPENSES \$9.34 / RSF (INCLUDES UTILITIES)

PARKING 6:1,000 SF

PROPERTY FEATURES

- Second floor office space for lease
- Numerous private offices, open floor plan, conference room, reception area, breakroom, and server room
- Abundant natural light
- 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
please contact

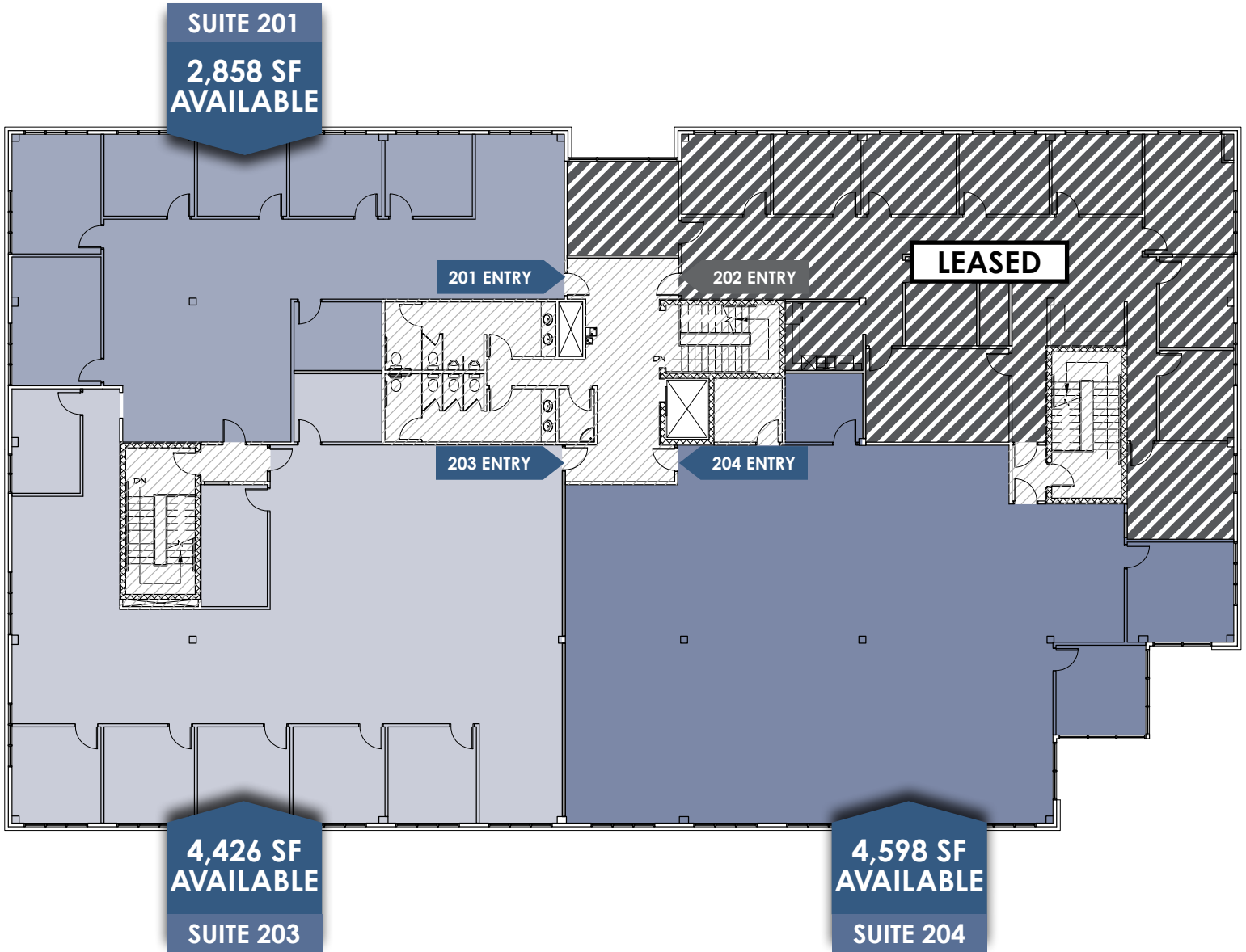
DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

KEVIN NELSON
720.464.3950
knelson@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

2ND FLOOR OFFICE SPACE



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

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

KEVIN NELSON
720.464.3950
knelson@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