



AVAILABILITY

SPACE AVAILABLE	5,257 RSF (SUITE 204)
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
- Open floor plan with two private offices.
- 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

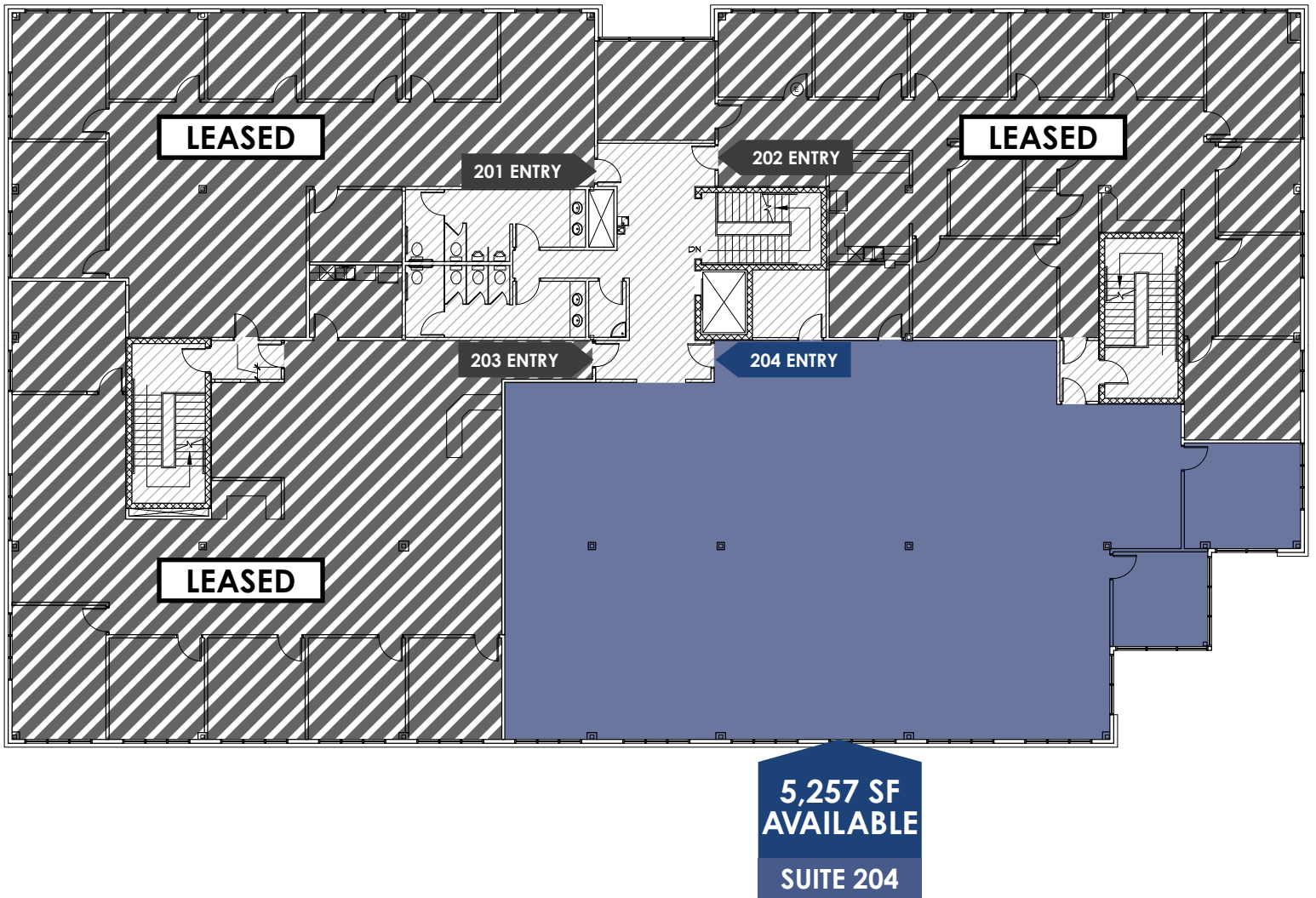
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2ND FLOOR OFFICE SPACE



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