

**YEAR 1 LEASE RATE
REDUCED!**

OFFICE SPACE FOR LEASE

5303 Spine Road, Suite 102
Boulder, Colorado

BUILDING HIGHLIGHTS

SPACE AVAILABLE 2,828 RSF

LEASE RATE **\$12.00 / RSF / NNN**
~~\$16.00 / RSF / NNN~~

EXPENSES \$9.79 / RSF

PROPERTY FEATURES

- First floor office space for lease
- Suite features private offices, conference rooms and large open bullpen space.
- Potential for lab space and/or flex components
- 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 CONTACT:

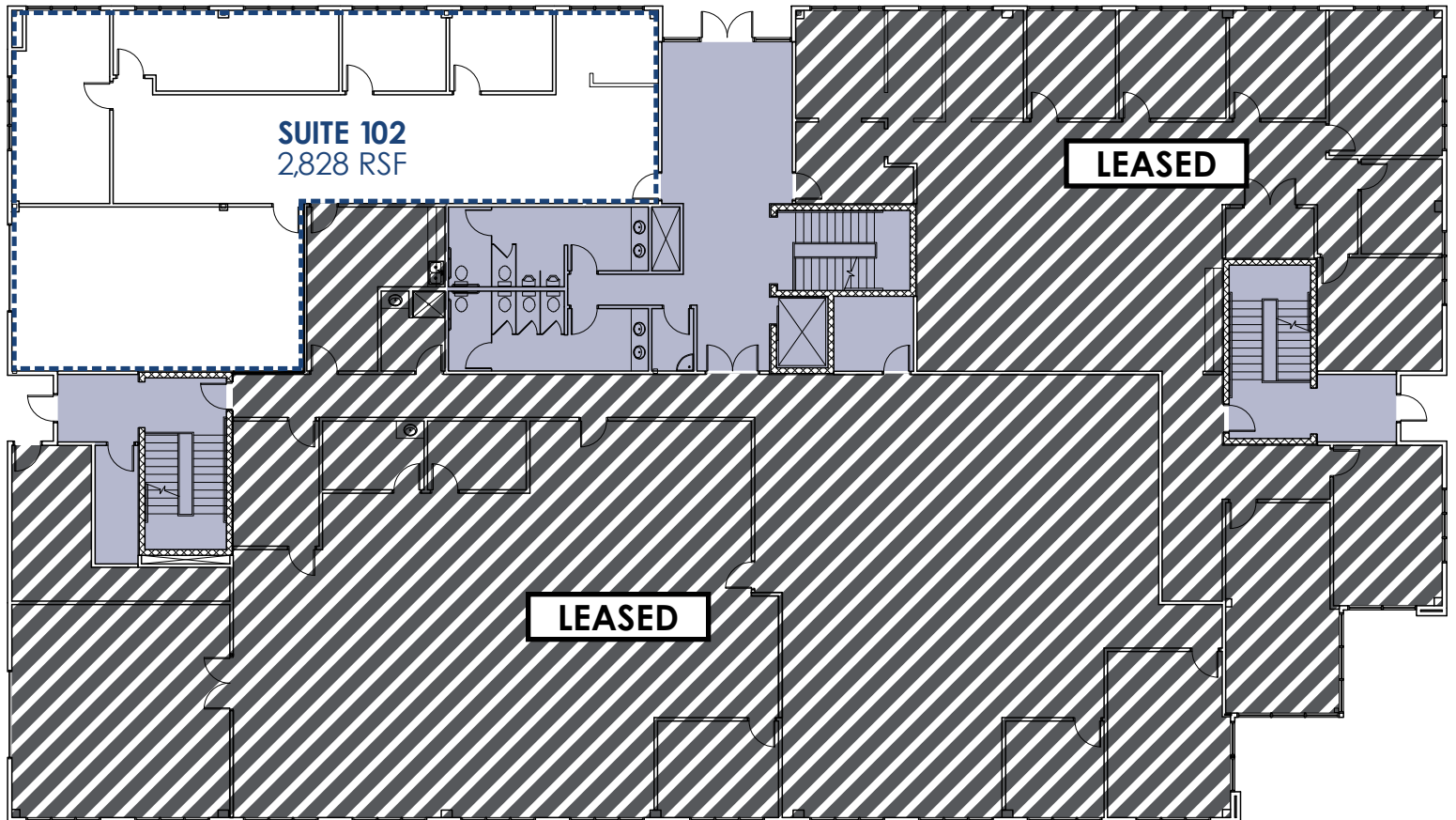
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FLOOR PLAN - 1ST FLOOR



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