



**AVAILABILITY**

SUITE 250 2,858-11,882 RSF (2ND FLOOR)

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

EXPENSES \$9.18 / 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

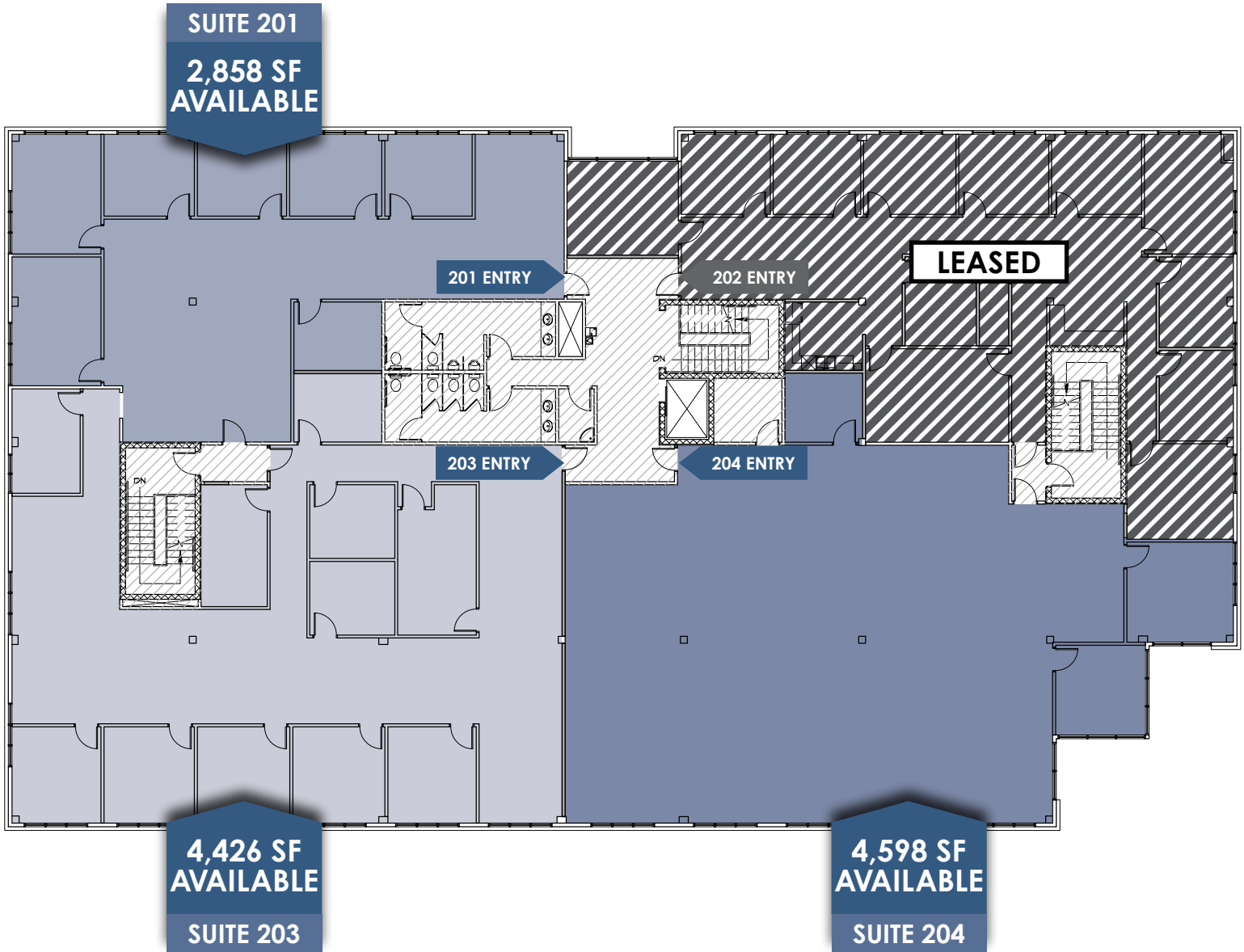
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**2ND FLOOR OFFICE SPACE**



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.

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