

HIGH-TECH OFFICE FOR SUBLEASE

6000 Spine Rd, Boulder, CO 80301



PROPERTY HIGHLIGHTS

Position your business for success in this premier high-tech office space located in Boulder, CO. Offering outstanding visibility with prime signage opportunities along Spine Road and the Diagonal Hwy., this modern and versatile space is ideal for companies seeking flexibility, exposure, convenience and adaptability. The property also has countless amenities such as; a fully equipped gym with showers and lockers, a high powered data center with four active air stacks, a 10x10 roll up door, fiber internet capabilities, exposed ceilings, an outdoor patio/break area, generously sized and modern break areas and can be 100% furnished if a tenant prefers.

Suite 100	18,246 RSF
Suite 200	14,838 RSF
Total Available	33,084 RSF
Sublease Rate	\$15.00/RSF NNN
Expenses (Est)	\$11.42/RSF - includes utilities
Availability	60 days notice
Sublease Through	9/30/30
Zoning	IM (Industrial Manufacturing)

**Colorado
Group**

FOR MORE INFORMATION

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Easy Access



On Bus Route



Near Restaurants



High-End



Kitchenette



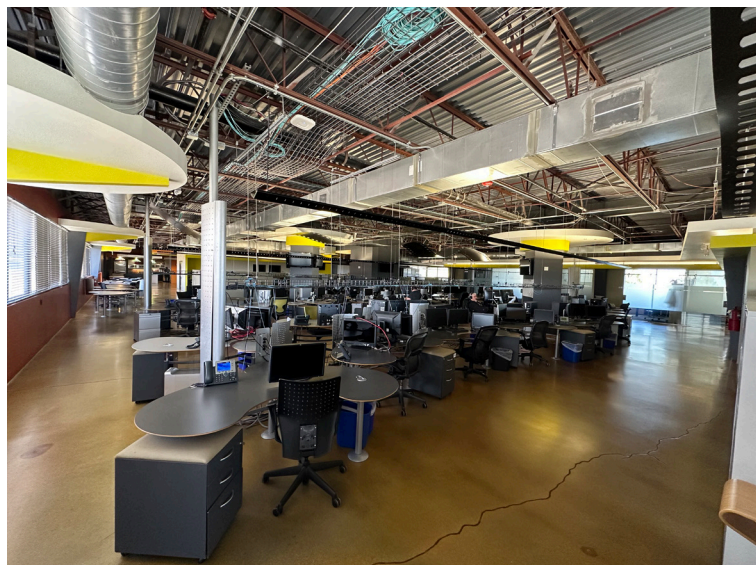
Furniture Included

HIGH-TECH OFFICE/FLEX SPACE FOR SUBLEASE

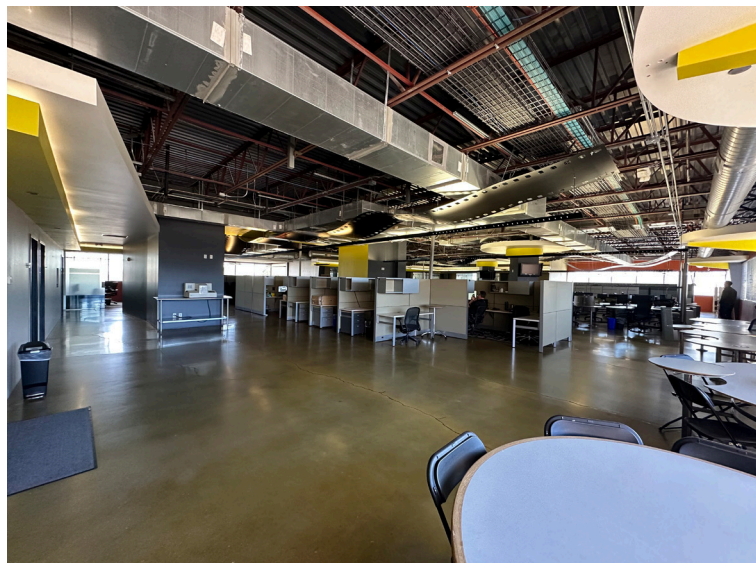
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PROPERTY PHOTOS



Breakroom



Patio



Data Center

For a complete disclaimer, please see page one of this brochure.

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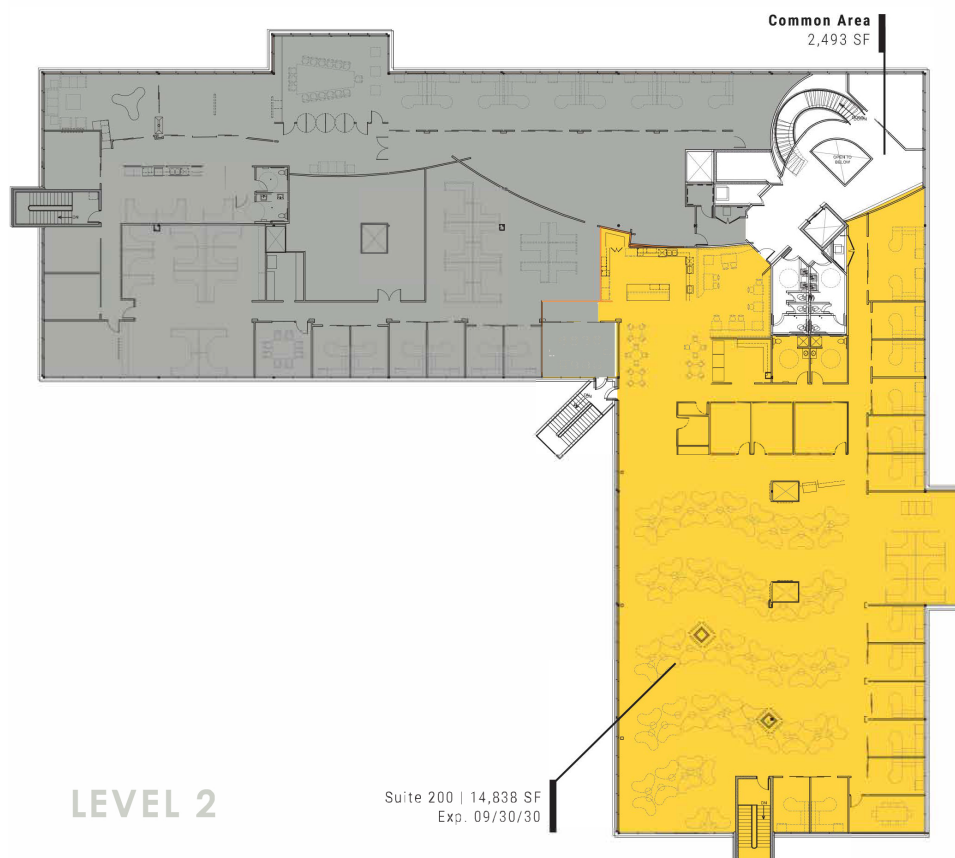
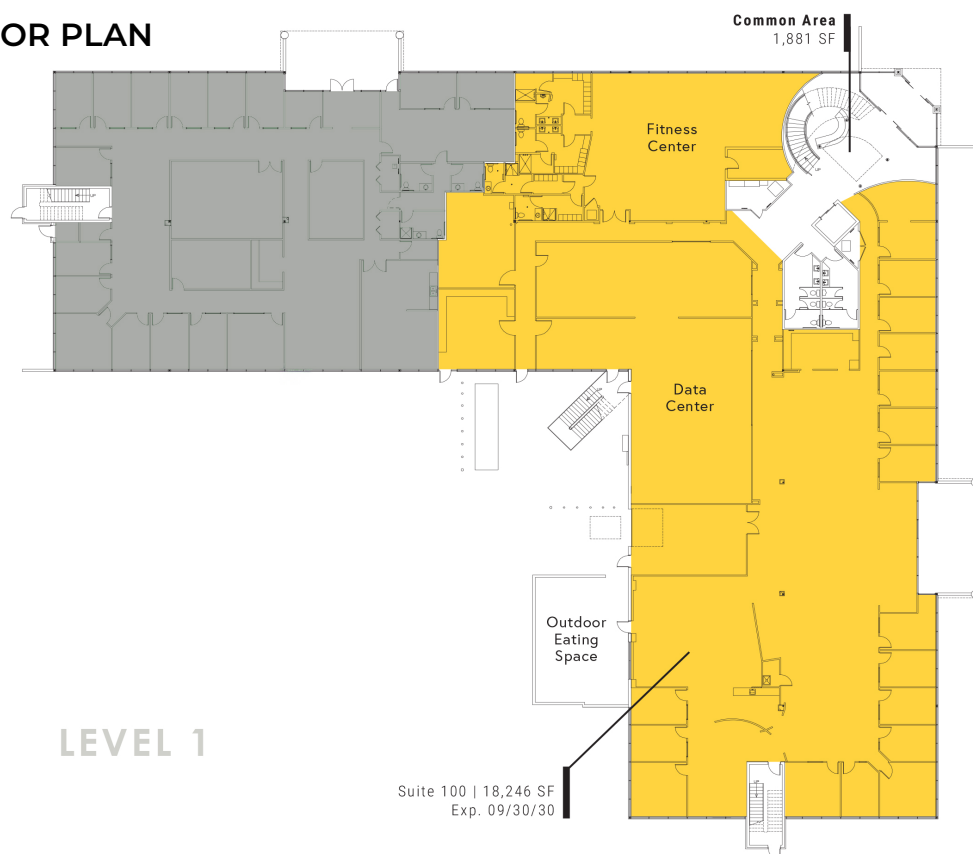
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PROPERTY FLOOR PLAN



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Gym

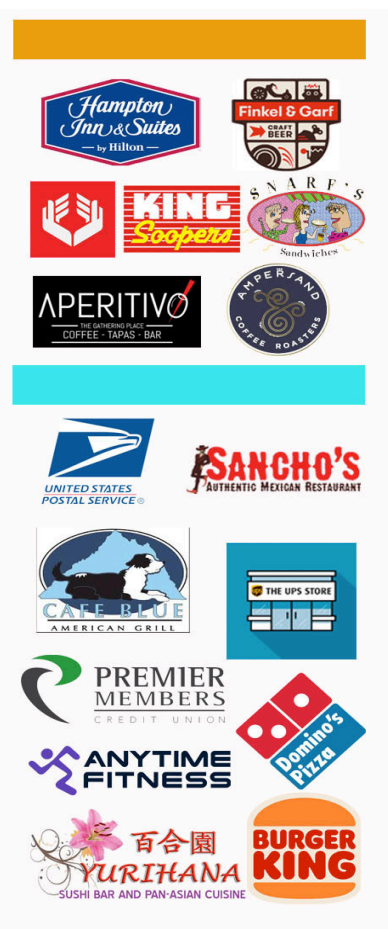
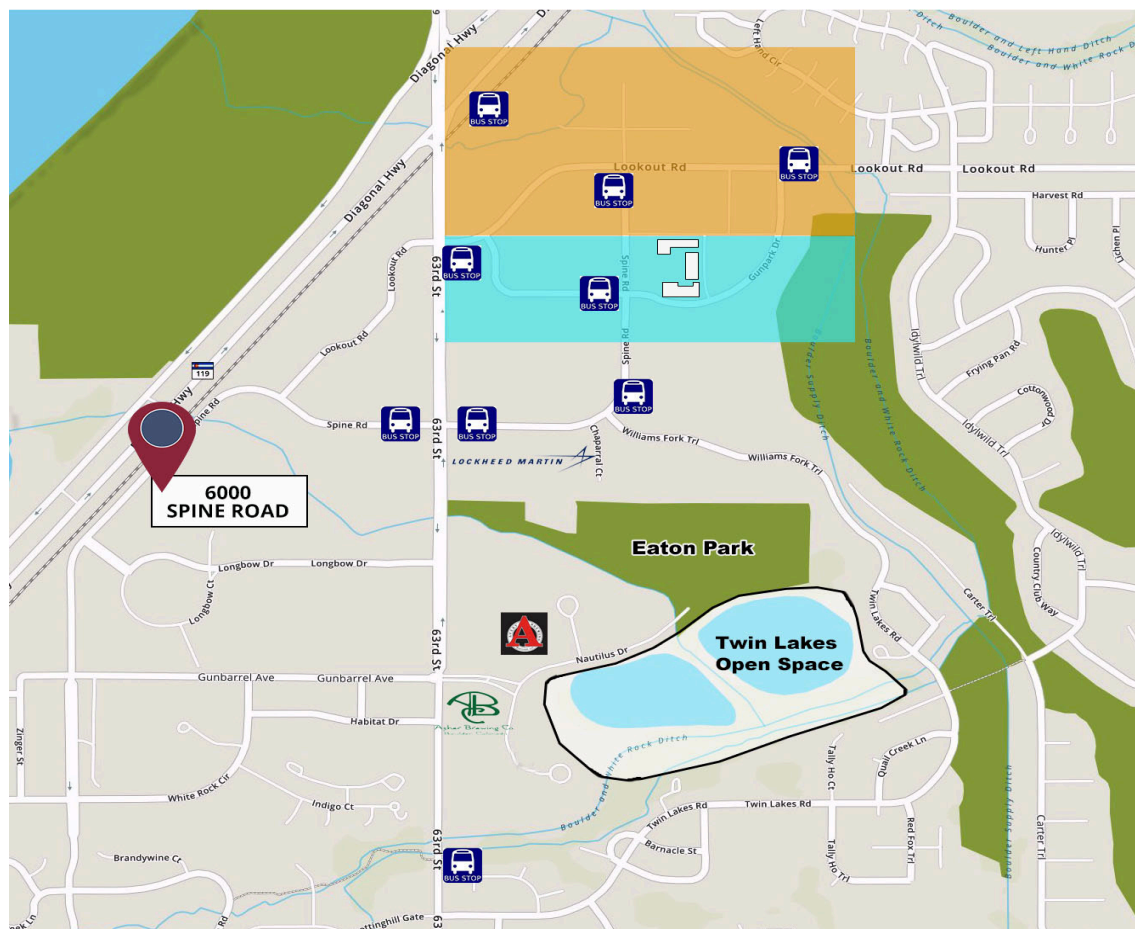


Breakroom 2



Storage Space

PROPERTY LOCATION



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