



## OFFICE / INDUSTRIAL SPACE FOR LEASE

Multiple Units Available  
3063 Sterling Circle, Boulder, CO 80301



### HIGHLIGHTS

Unit 2: **Available Immediately**  
Unit 4: **Available February 1, 2025**

Near Post Office  
On Bus Route

Lease Rate: \$14.50/SF NNN  
Expenses (Est): \$10.86/SF plus utilities  
Parking: 1: 353 SF  
Zoning: IC

The property is conveniently located off of Valmont Road and Foothills Parkway. Two units are available:

**Unit 2 (2,041 sqft)** is a former music studio. This space can be reconfigured to meet another tenant's needs or can be a plug and play for a music related business.

**Unit 4 (2,208 SF)** is a space consisting of an open bullpen area, large multi-purpose room, kitchenette and a private restroom with shower.

### CONTACT US

 (303) 449 7475

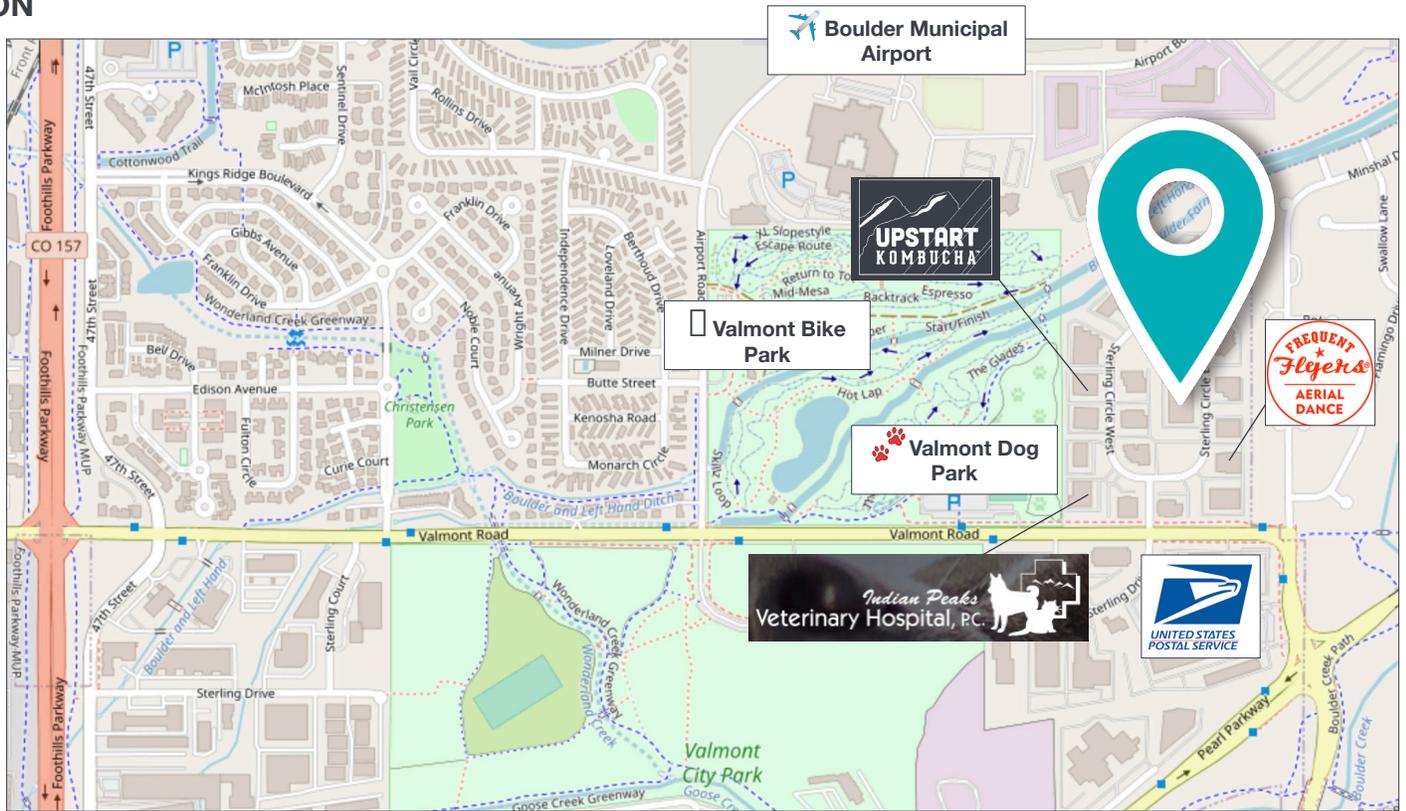
 [valerie@elevatedboulder.com](mailto:valerie@elevatedboulder.com)

[susan@elevatedboulder.com](mailto:susan@elevatedboulder.com)

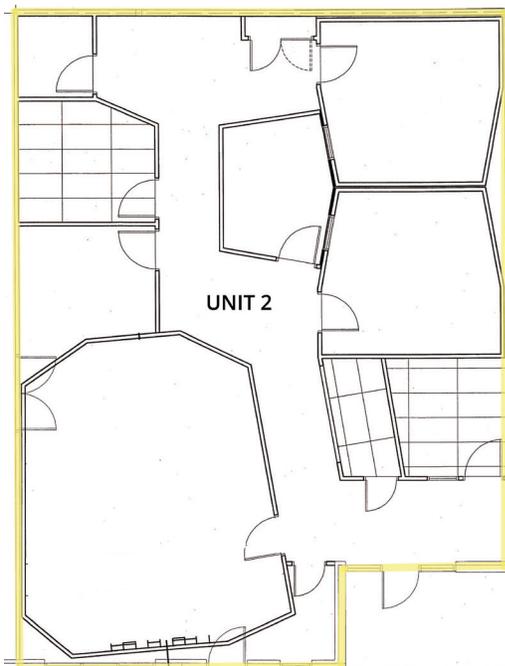
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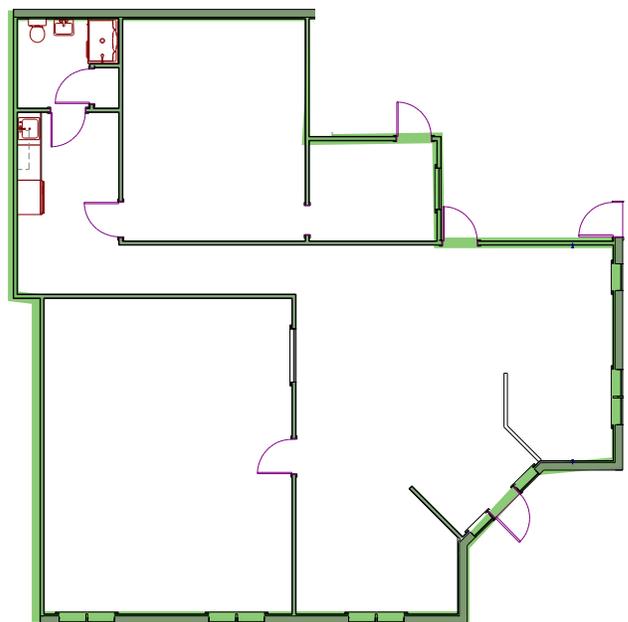
## LOCATION



Unit 2



Unit 4



(303) 449 7475



**ELEVATED**  
COMMERCIAL REAL ESTATE

PO Box 510, Niwot, CO 80544