

# OFFICE SPACE FOR LEASE

263 2ND AVENUE | NIWOT, COLORADO



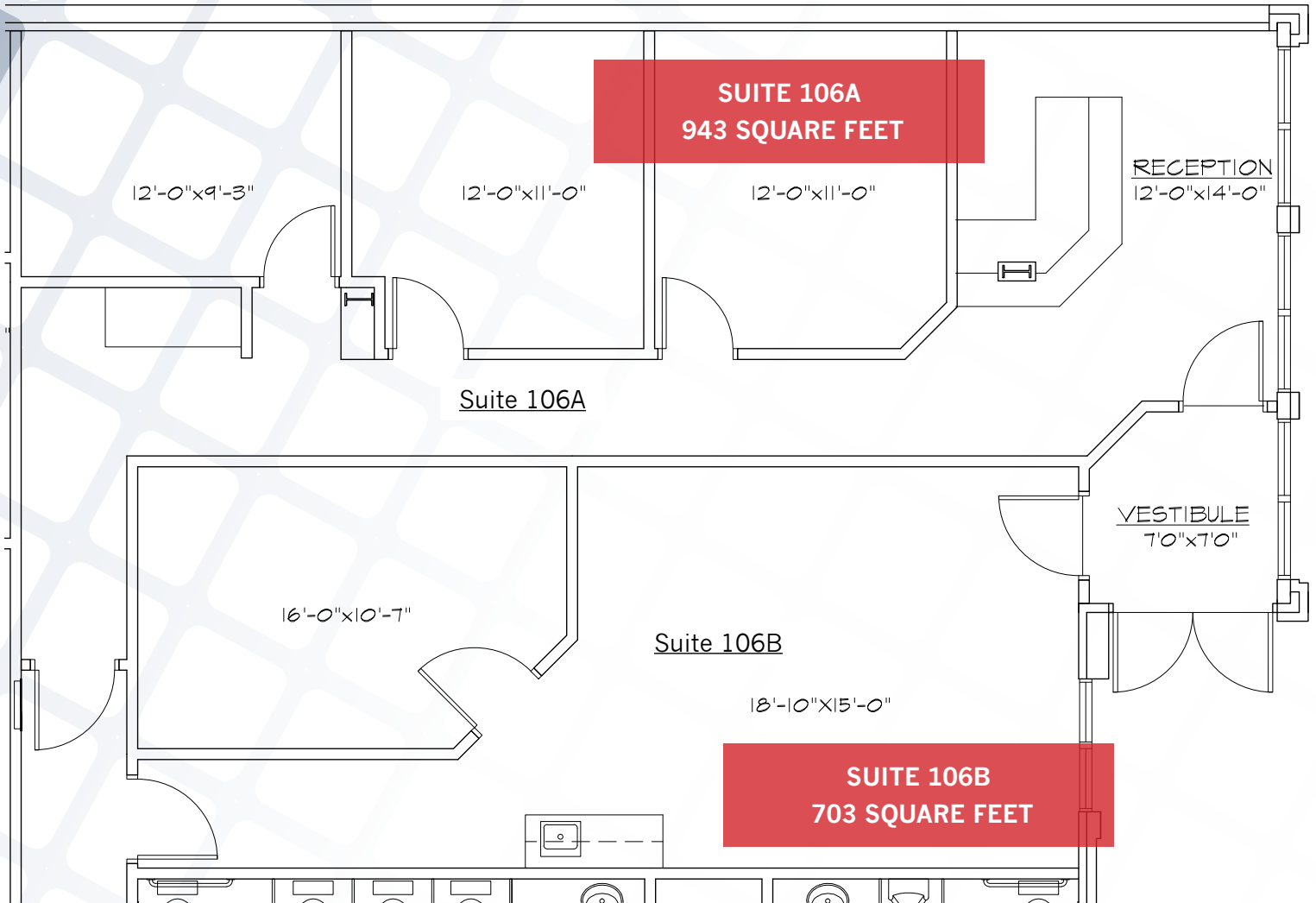
## *Niwot Square Modern Office Space in a Historic Setting*

Located in historic Old Town Niwot, Niwot Square offers modern office amenities in a beautiful historic setting.

- Suite 106A: 943 SF
- Suite 106B: 703 SF
- Base Rate: \$19.50/SF
- NNN: \$12.26/SF
- On site and ample close in street parking
- Ideal location in Old Town Niwot, within walking distance to restaurants and shopping
- Easy access to Highway 119
- Regional RTD Park-n-Ride nearby (Hwy 119 / Niwot)



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