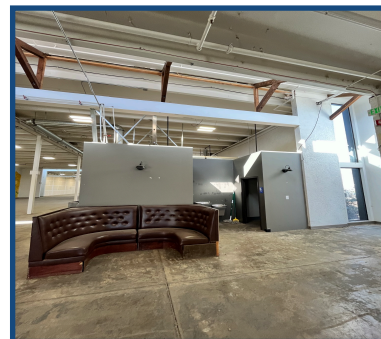


**7088 Winchester Cir.
Units 100 and 200
Boulder, CO**

19,765 - 57,182 SF

Warehouse/Flex Space Available!

- Conveniently located off Hwy 119 and Hwy 52
- High ceilings
- Loading dock
- Great for R&D, Flex, or Office use
- Beautiful offices with large windows and patio access
- Abundant parking
- Lots of plumbing infrastructure
- 18' ceiling heights in warehouse



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WAREHOUSE/FLEX SPACE FOR LEASE



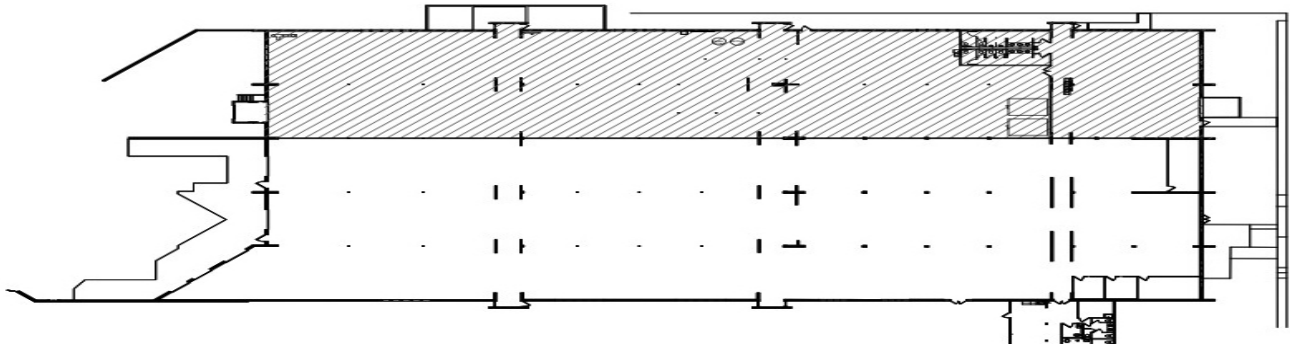
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7088 Winchester Circle, Boulder, CO

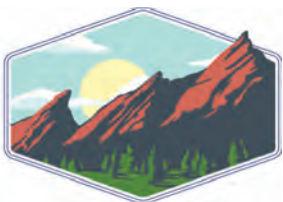
UNIT 100



UNIT 200



Unit	Square Footage	Price
100	37,417	\$14.95sf + \$6.12 (NNN) = \$65,698.02/MO
200	19,765	\$14.95sf + \$6.12 (NNN) = \$34,704.05/MO
100+200	57,182	\$14.00sf + \$6.12 (NNN) = \$95,875.15/MO



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