



## Manhattan Plaza Offices

75 Manhattan Drive, Boulder, CO

### Peaceful South Boulder Office Space

#### Michael-Ryan McCarty

mccarty@gibbonswhite.com  
(303) 586-5939

#### Patrick Weeks

patrick@gibbonswhite.com  
(303) 586-5935

#### RentBoulderNow

info@rentbouldernow.com  
(303) 494-6908

[www.gibbonswhite.com](http://www.gibbonswhite.com)

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Suite 1	2,442 sq. ft.	\$24.00 NNN
Suite 100	817 sq. ft.	\$17.00 NNN
Suite 203	885 sq. ft.	\$17.70 NNN
Suite 204C	Individual Office	\$465 / Month Gross
Suite 205	835 sq. ft.	\$19.75 NNN
Suite 307	412 sq. ft.	\$18.64 NNN
Suite 208	Individual Offices	\$385 - \$985 / Month Gross
Expenses		\$9.00*

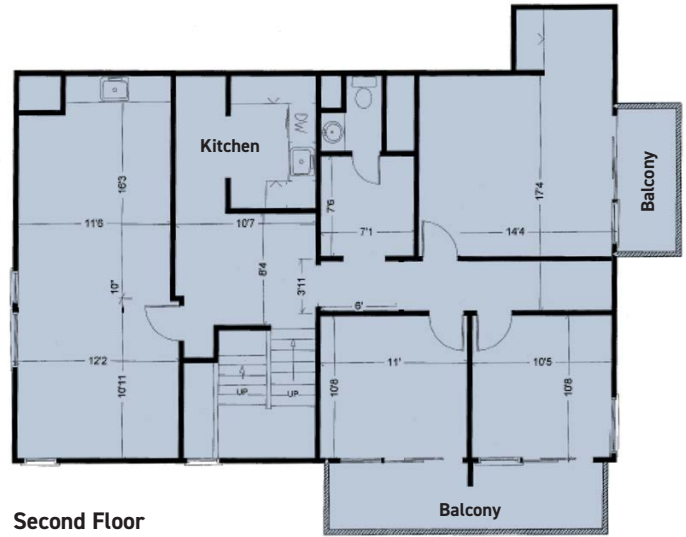
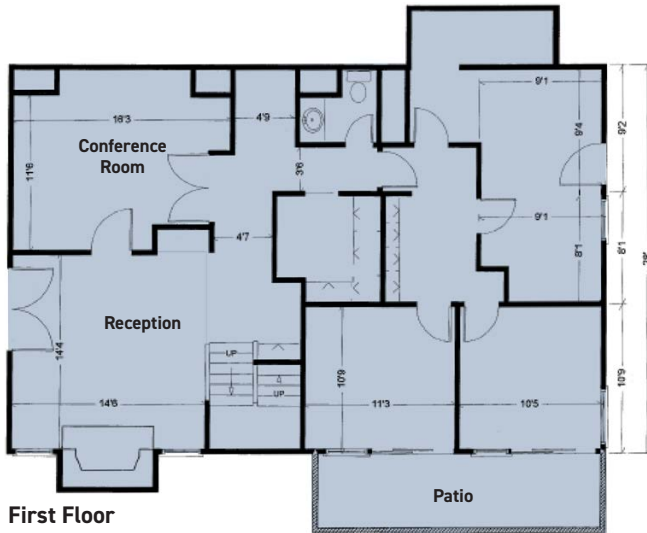
*\*Not Including Utilities*

- **Suite 1** - Spacious 2-Story Office Suite with Cozy Reception / Waiting Area with Fireplace, Conference Room, 6 Private Offices, Kitchen, 2 Private Balconies & Large Tree-Shaded Patio
- **Suite 100** - Bright SW Facing Suite with Private Patio, 2 Spacious Offices, Reception, Kitchenette & 2 Entrances
- **Suite 203** - Efficient 3 Office Suite with Kitchenette, Waiting Area, & Private Patio
- **Suite 204C** - Cozy Interior 10 x 10 Office with Shared Kitchenette & Waiting Area
- **Suite 205** - Spacious Suite with Wall of Windows, 2 Offices with Vaulted Ceilings, 3rd Interior Office or Conference Room & Reception/Waiting Area
- **Suite 208** - Single Offices Available with Shared Waiting Area, Glass Entry, Kitchenette, New Restrooms, Shower & Wi-Fi
- **Suite 307** - Spacious Reception, Large Office, Skylights & Shared Kitchenette
- Zoned for Medical & Professional Office, Therapy, Tech Companies & Legal with a Tenant Mix of Doctors, Therapists, Accountants, Attorneys & Others

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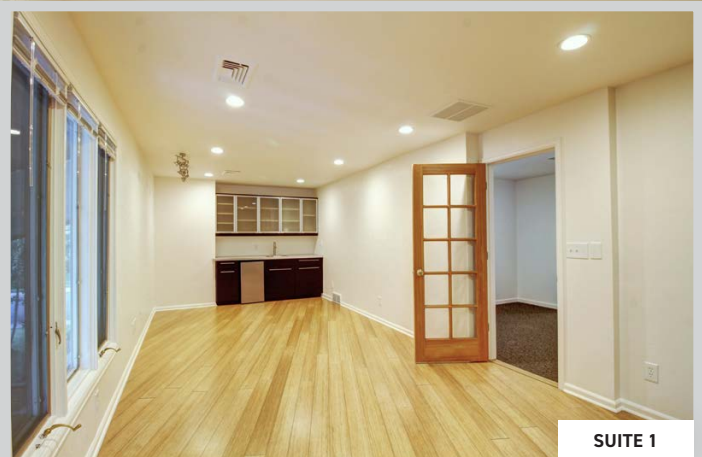
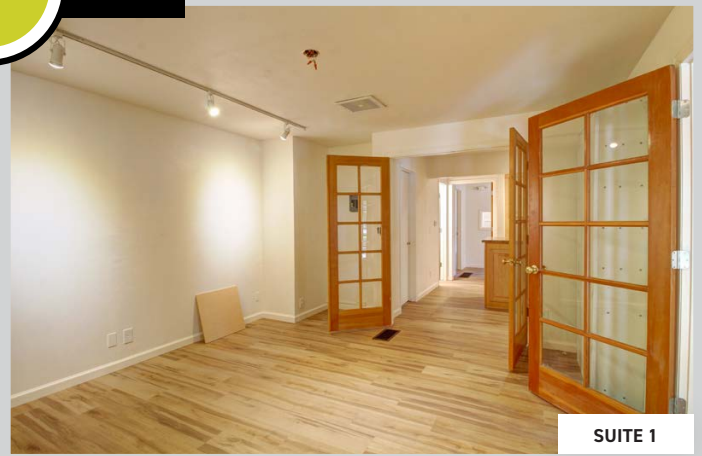
Suite 1  
2,442 sq. ft.  
\$24.00 NNN  
\$6,716 / Month Gross



VIDEO

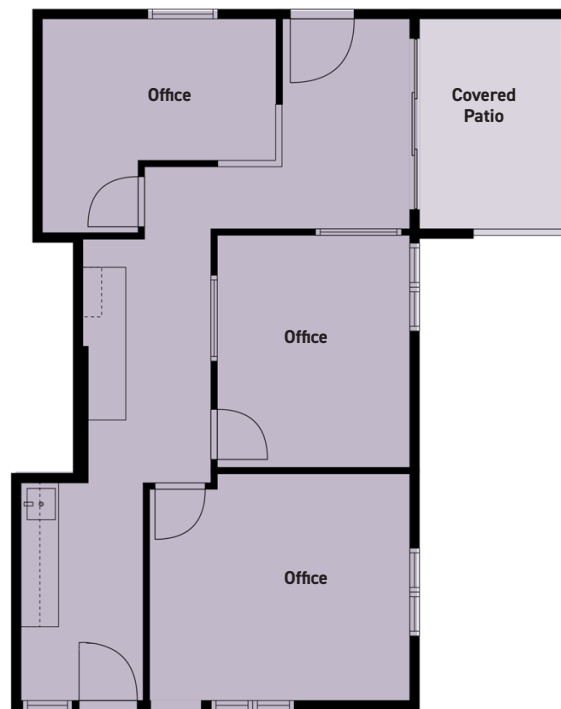


TOUR



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**Suite 100**  
**817 sq. ft.**  
**\$17.00 NNN**  
**\$1,770 / Month Gross**



SUITE 100

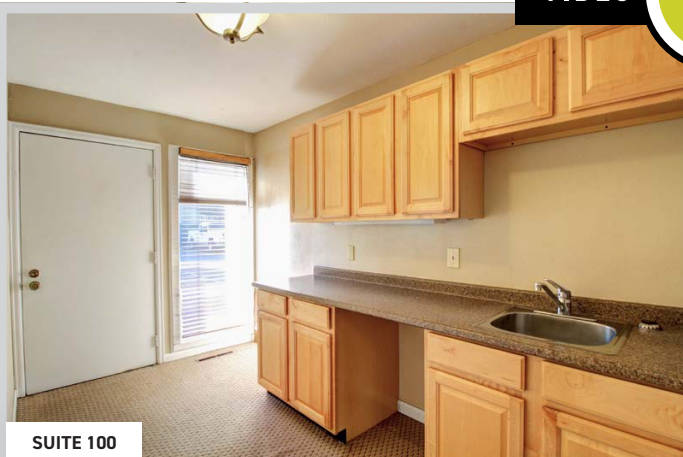


SUITE 100

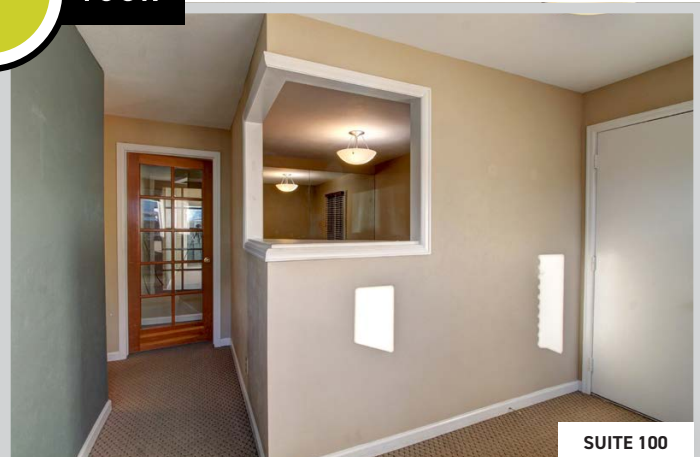
VIDEO



TOUR



SUITE 100

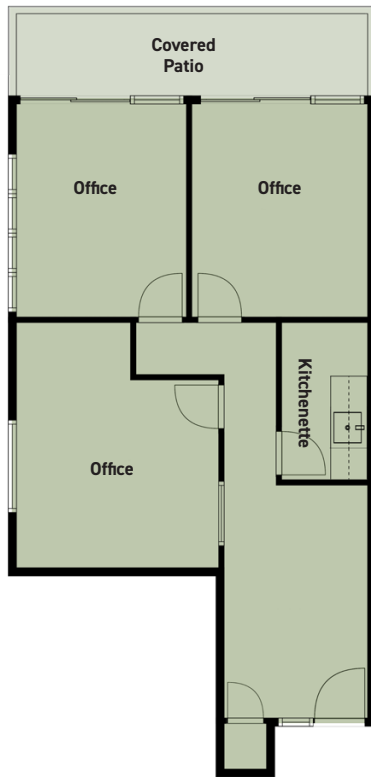


SUITE 100

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**Suite 203**  
**885 sq. ft.**  
**\$17.70 NNN**  
**\$1,969 / Month Gross**



**SUITE 204C OFFICE**



**SUITE 204C SHARED WAITING AREA**



**SUITE 203**



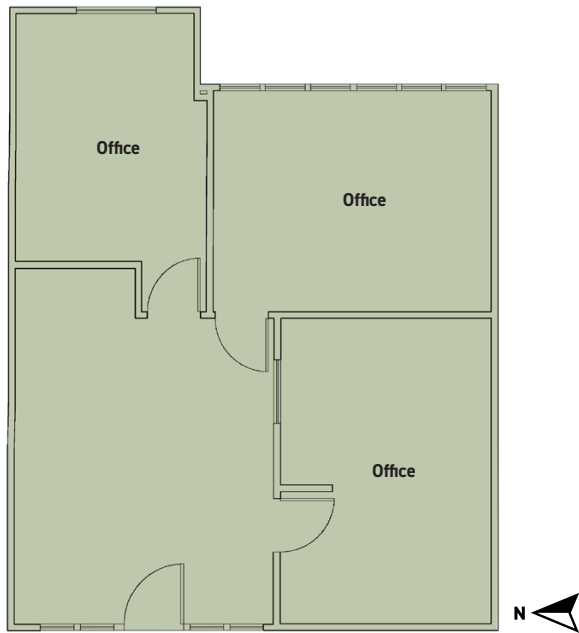
**SUITE 203**



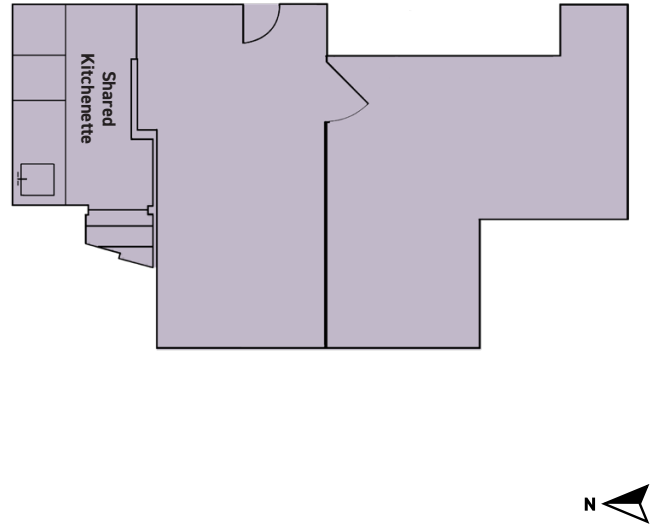
**SUITE 204C SHARED KITCHENETTE**



**Suite 205**  
**835 sq. ft.**  
**\$19.75 NNN**  
**\$2,001 / Month Gross**



**Suite 307**  
**412 sq. ft.**  
**\$18.64 NNN**  
**\$949 / Month Gross**



SUITE 205



SUITE 307

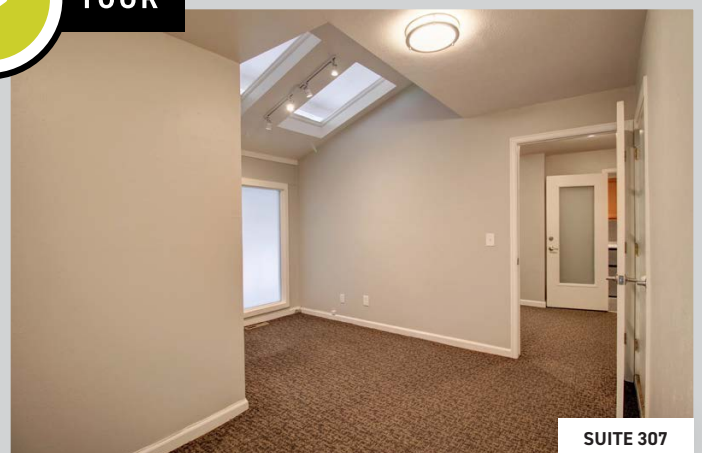
VIDEO



TOUR



SUITE 205

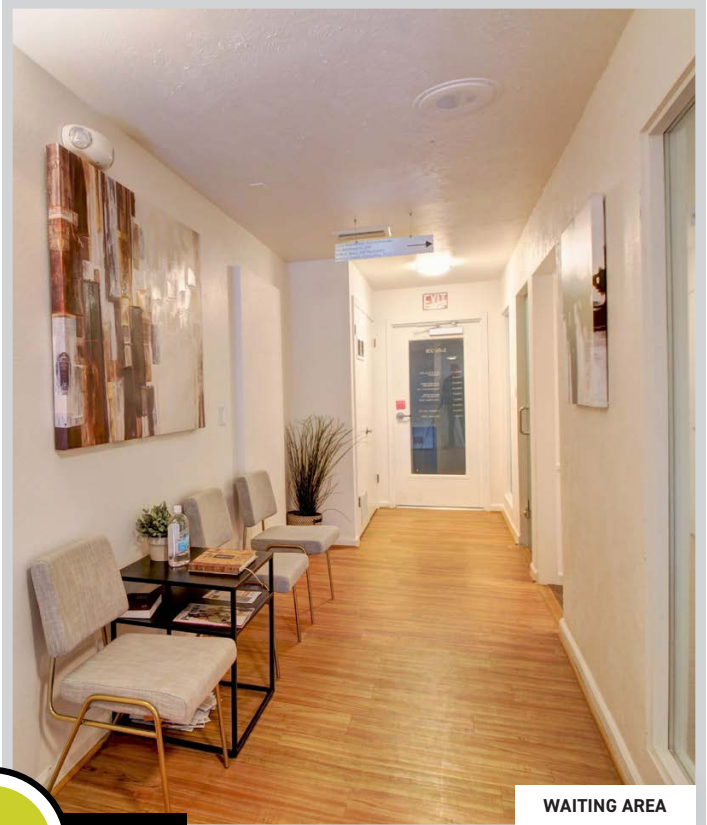
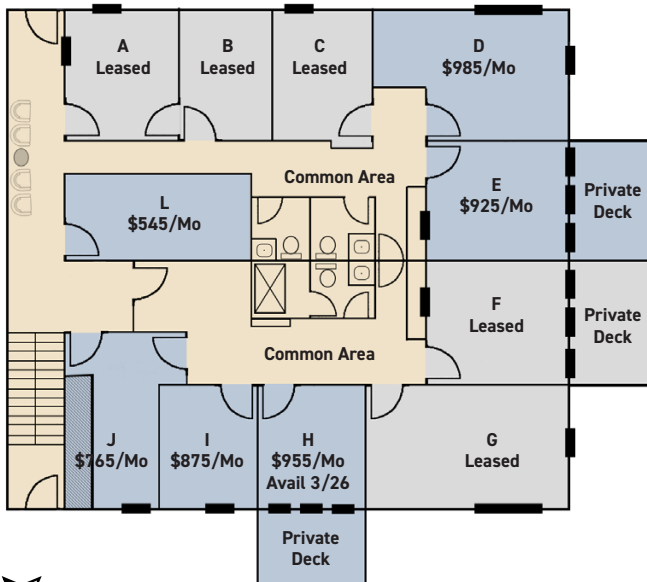


SUITE 307

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**Suite 208**  
Individual Offices 142 - 300 sq. ft.

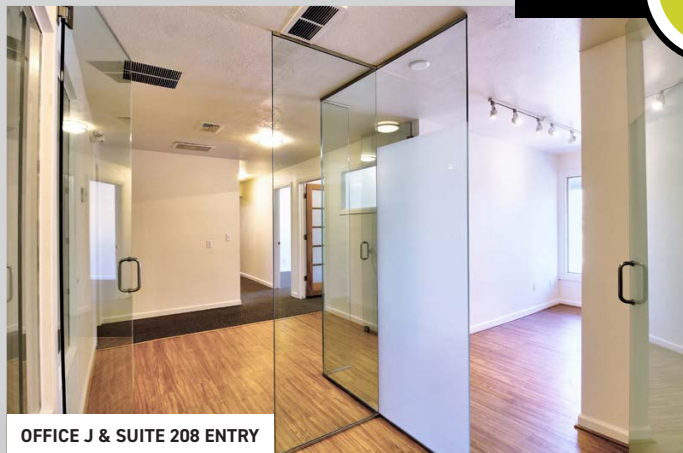


WAITING AREA

VIDEO



TOUR



OFFICE J & SUITE 208 ENTRY



KITCHENETTE



RESTROOM WITH SHOWER



OFFICE E

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