

# END CAP UNIT!

**\$20,000 Tenant Improvement Allowance Available!**

## FLEX/OFFICE SPACE FOR LEASE

2840 Wilderness Pl. Boulder, CO 80301

### PROPERTY HIGHLIGHTS

**Flex/Office space in the highly sought after Wilderness Place office/industrial park in central Boulder.** Along Goose Creek bike path, this space also contains a shower. Ideal location for R&D, engineering, and tech manufacturing. High visibility from Foothills Parkway, and walkable to coffee shops and bakeries. Also boasts a grade-level overhead door.

<b>Unit G</b>	2,990 RSF
<b>Availability</b>	Immediately
<b>Lease Rate</b>	Negotiable + NNN
<b>Zoning</b>	IG (allows office uses)
<b>Parking</b>	1: 400 RSF
<b>Lease Term</b>	5 Years
<b>Expenses (Est)</b>	\$7.33/ RSF + Utility + Trash
<b>Tenant Improvement Allowance</b>	\$20,000

**Colorado  
Group**

### FOR MORE INFORMATION

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On Bus Route



Along Goose Creek Bikeway



On-Site Parking

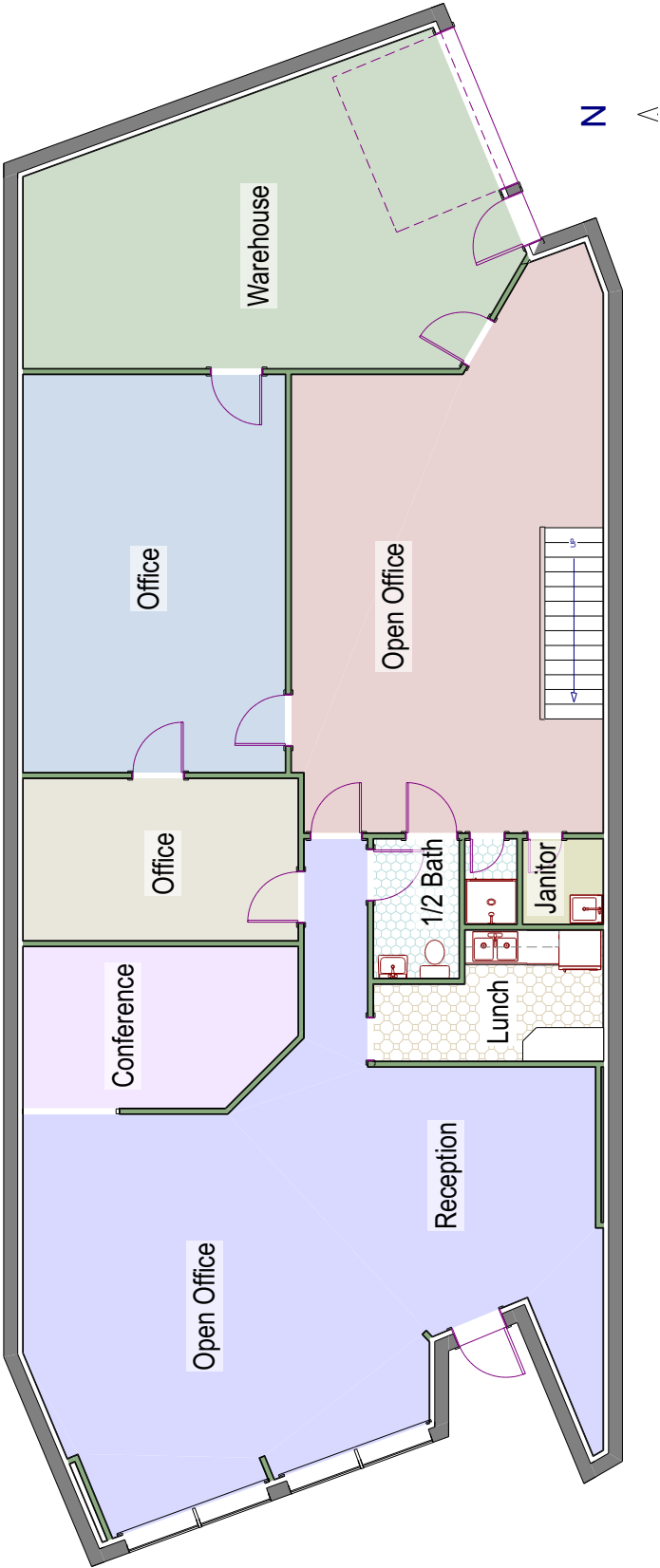


Grade-Level Door (12'x14')

**HIGH-TECH SPACE IN BOULDER FOR LEASE**  
2840 Wilderness Pl. Unit - G, Boulder, CO 80301



**FLOOR PLAN**





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## PROPERTY LOCATION



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

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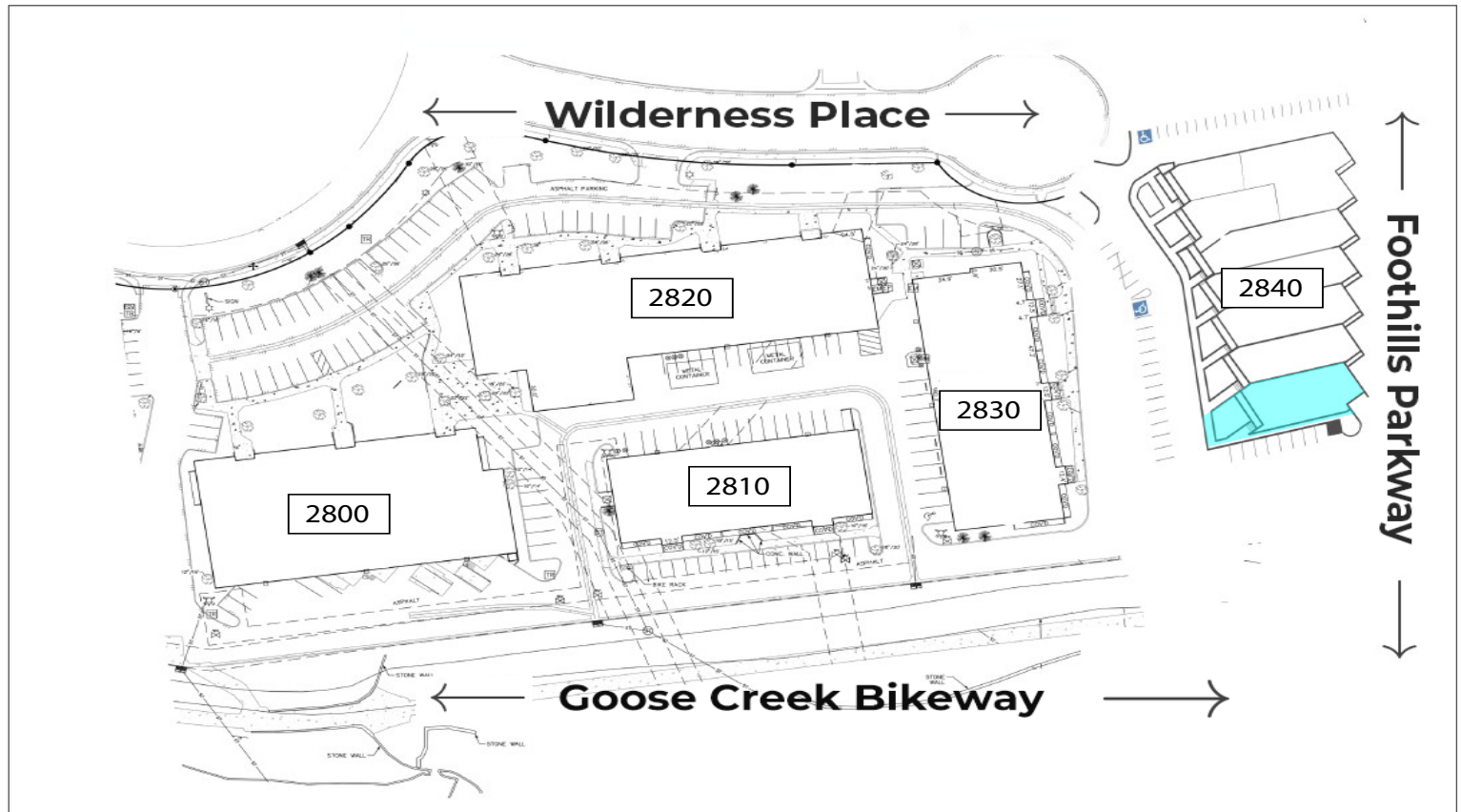


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Trusted since 1901™