



OFFICE / INDUSTRIAL SPACE FOR LEASE

Multiple Units Available
3063 Sterling Circle, Boulder, CO 80301



HIGHLIGHTS

Unit 2: **Available Immediately**
Unit 4: **Available Immediately**
Units 5 & 6: **Available Dec. 1, 2026**
Unit 7: **Available Dec. 1, 2026**
1 Grade Level Dock Door

Near Post Office
On Bus Route
Lease Rate: \$14.50/SF NNN
Expenses (Est): \$11.27/SF plus utilities
Parking: 1: 353 SF
Zoning: IG

Total contiguous space (11,895 SF) available on December 1, 2026. The property is conveniently located off of Valmont Road and Foothills Parkway.

Unit 2 (2,041 SF) 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. This suite can be combined with Unit 7.

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. This suite can be combined with Units 5 & 6.

CONTACT US

 (303) 449 7475

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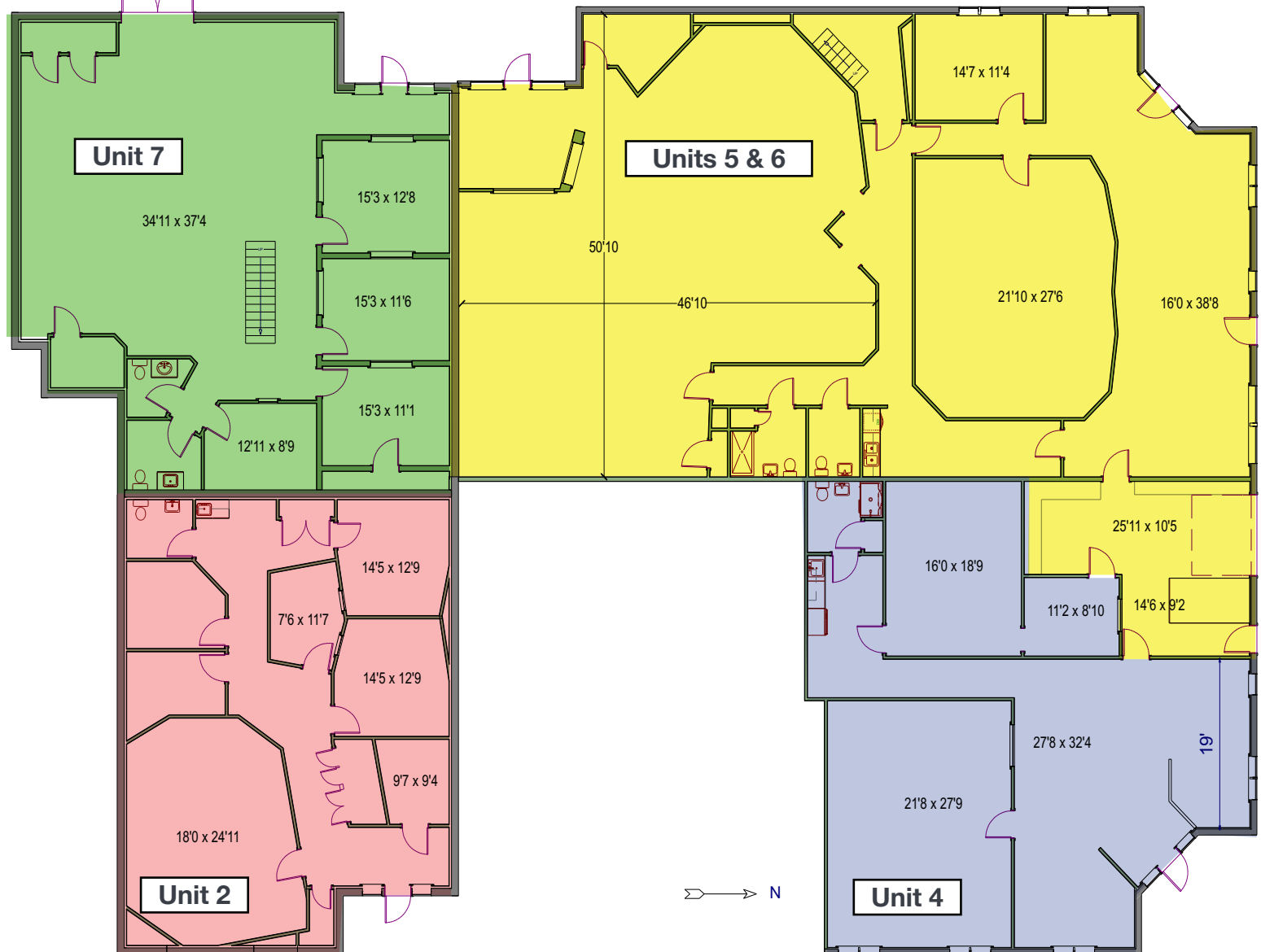
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Units 5 & 6 (5,112 SF) is a performing arts space and former music studio. This space can be reconfigured to meet another tenant's needs. This suite has a kitchen/break area and private restrooms with a shower. There is also a grade level dock door and shop/storage area. This suite can be combined with Unit 4 or Unit 7.

Unit 7 (2,534 SF) is a performing arts space with built in stage and open area for seating. On the main level there are private offices, private restrooms and a break room. There is also a mezzanine office space not included in the square footage. This suite can be combined with Unit 2 or Units 5 & 6.

FLOOR PLAN



(303) 449 7475



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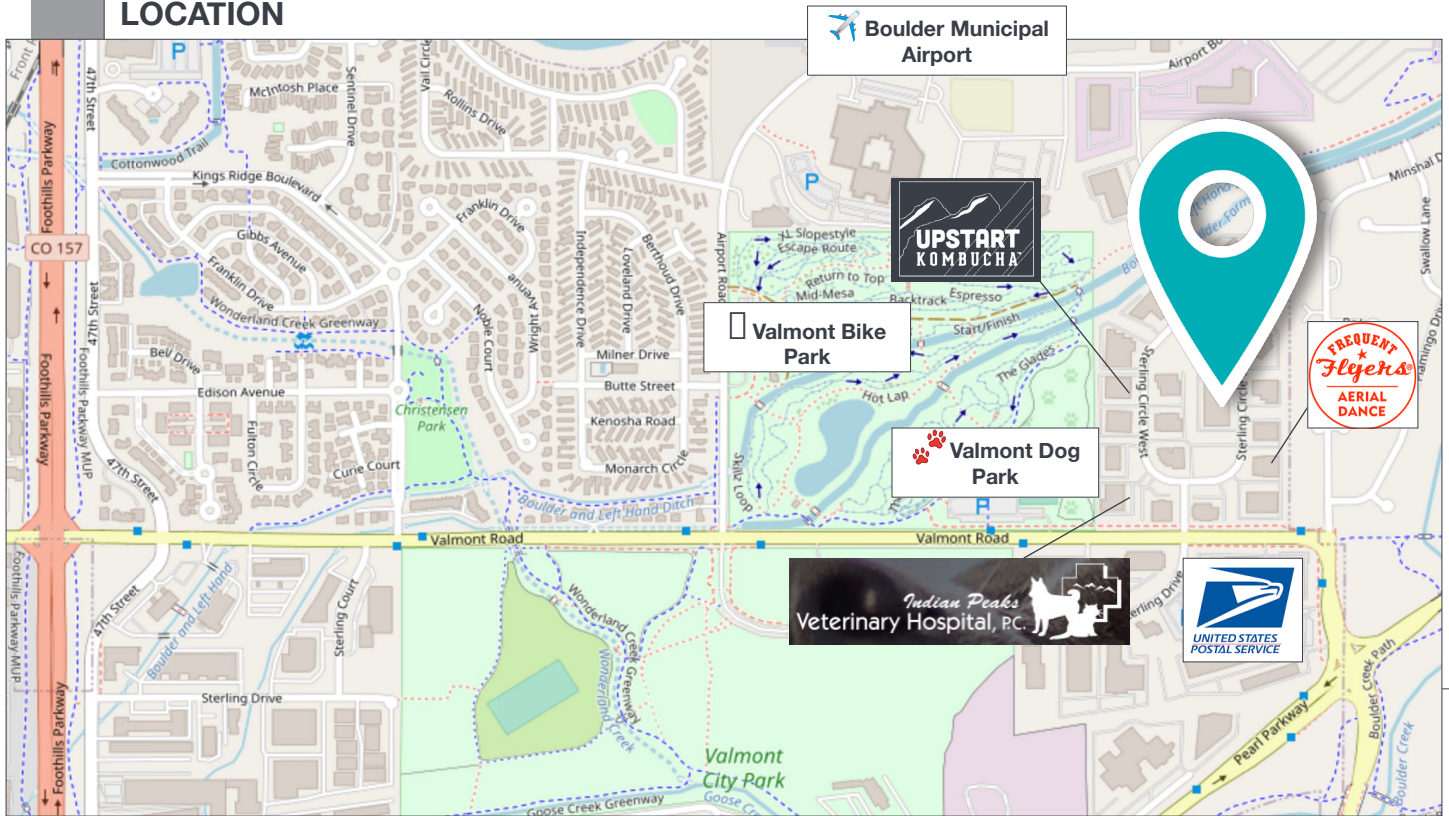
PO Box 510, Niwot, CO 80544



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LOCATION



Unit 2

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