



**100 Superior Plaza Way**

Superior, CO

## Spectacular Superior Office

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Suite 240	1,457 sq. ft.
Suite 260	1,639 - 18,667 sq. ft.
Lease Rate / sq. ft.	\$18.50 - \$20.00 NNN
Expenses / sq. ft.	\$14.00*

*\*Not Including Utilities*

- Fantastic Second Floor Office with Sweeping Western Mountain Views, Abundant Light from Incredible Window Lines, Showers & Locker Rooms
- **Suite 240** – Efficient Office Space with 2 Private Offices, High-Quality Finishes & Beautiful Western Views
- **Suite 260** – Flexible Demising Options with Tenant Improvements Available Spectacular Suite with Open Workspace & Mix of Private Offices, Conference & Meeting Rooms, Phone Booths, Large Break Area / Kitchenette, Open Ceiling & Windows on Three Sides
- In-Place Furniture Available at No Additional Cost
- Building Signage Visible to a Total of 112,766 Vehicles per Day from US 36 & McCaslin Blvd (2020 & 2022 MPSI Estimate)
- Parking Ratio 4.23 : 1,000 SF with 2 Electric Vehicle Charging Stations
- Adjacent Downtown Superior & Surrounded by Restaurants, Brewpub, Coffee, Groceries & Shopping

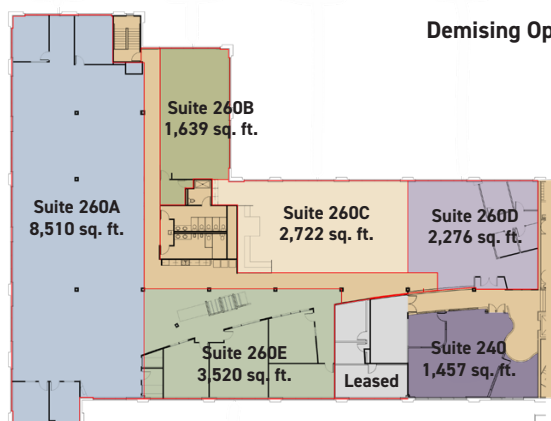
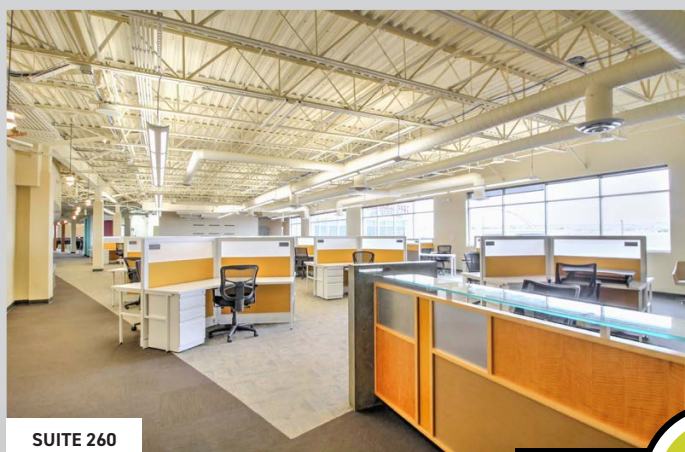
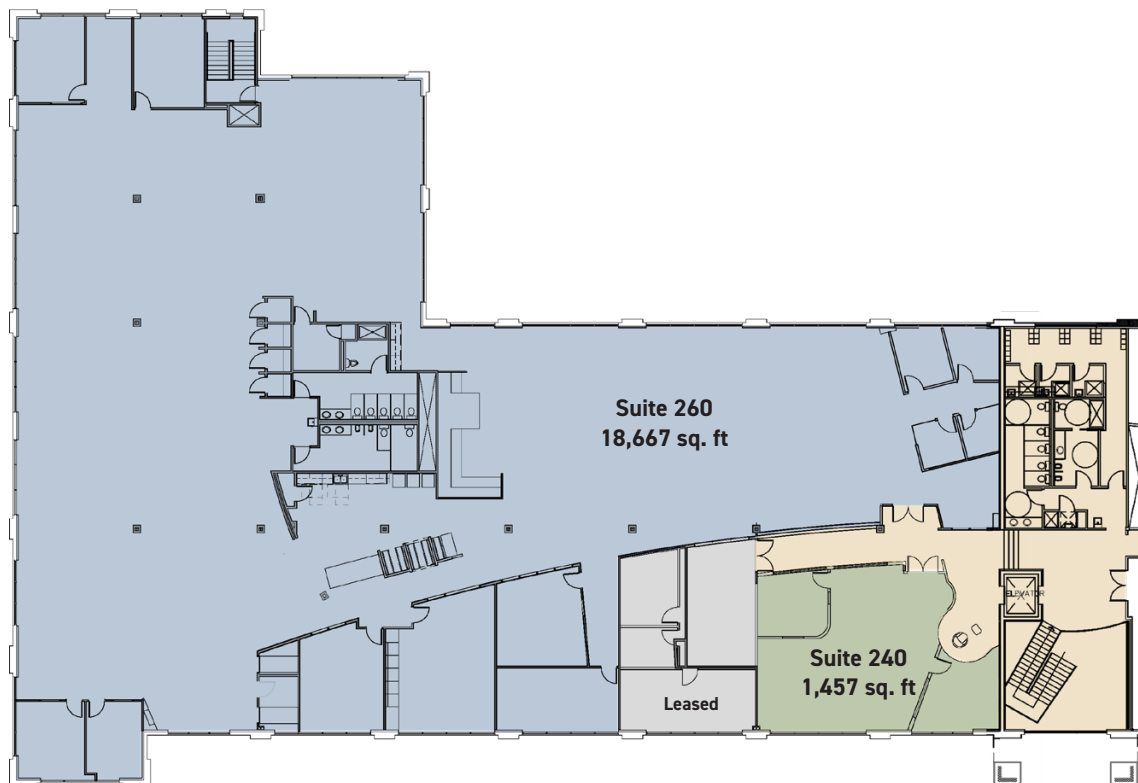
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**2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040**

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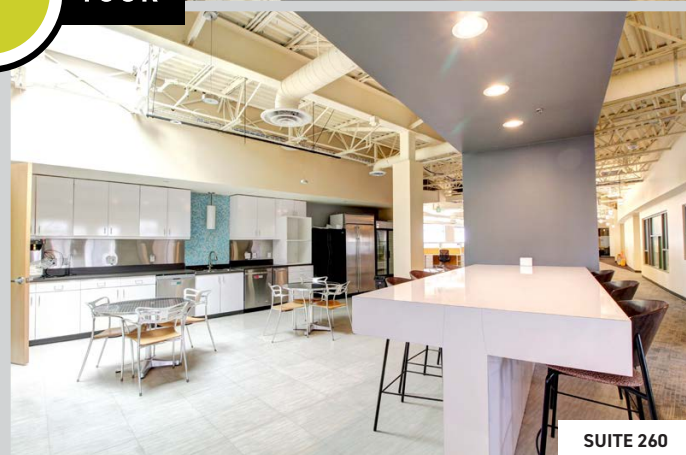
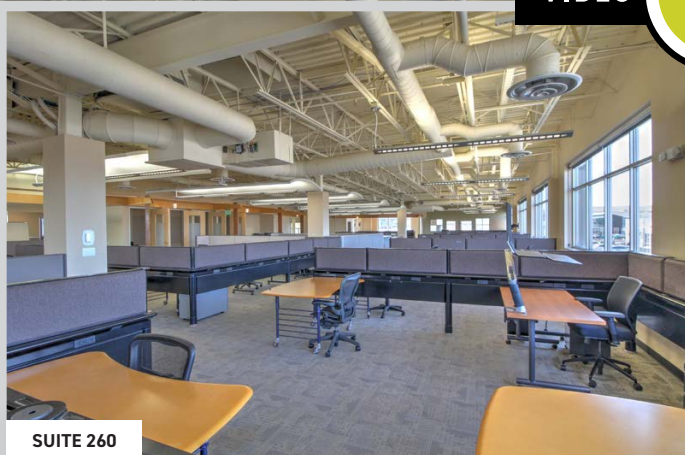
## 2nd Floor



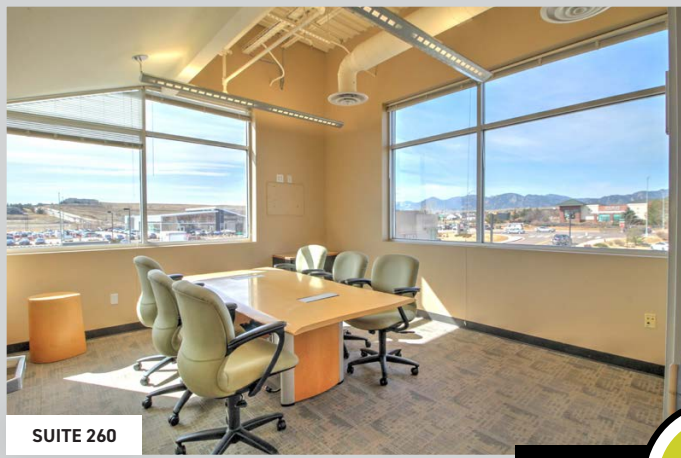
VIDEO



TOUR







SUITE 260

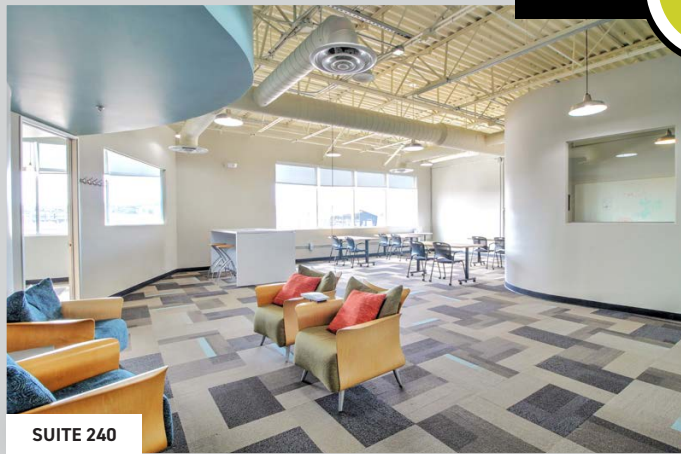


SUITE 260

VIDEO



TOUR



SUITE 240



BUILDING LOBBY

