



**1780 Conestoga Street**

Boulder, CO

## For Sale or Lease

### Lynda Gibbons

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### Annie Lund

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**Property Info & Gallery**

**View Map**

Available Space	12,000 - 25,000 sq. ft.
Sale Price	negotiable
Lease Rate / sq. ft.	\$13.75 NNN
Expenses / sq. ft.	\$7.75*

*\*Not Including Utilities*

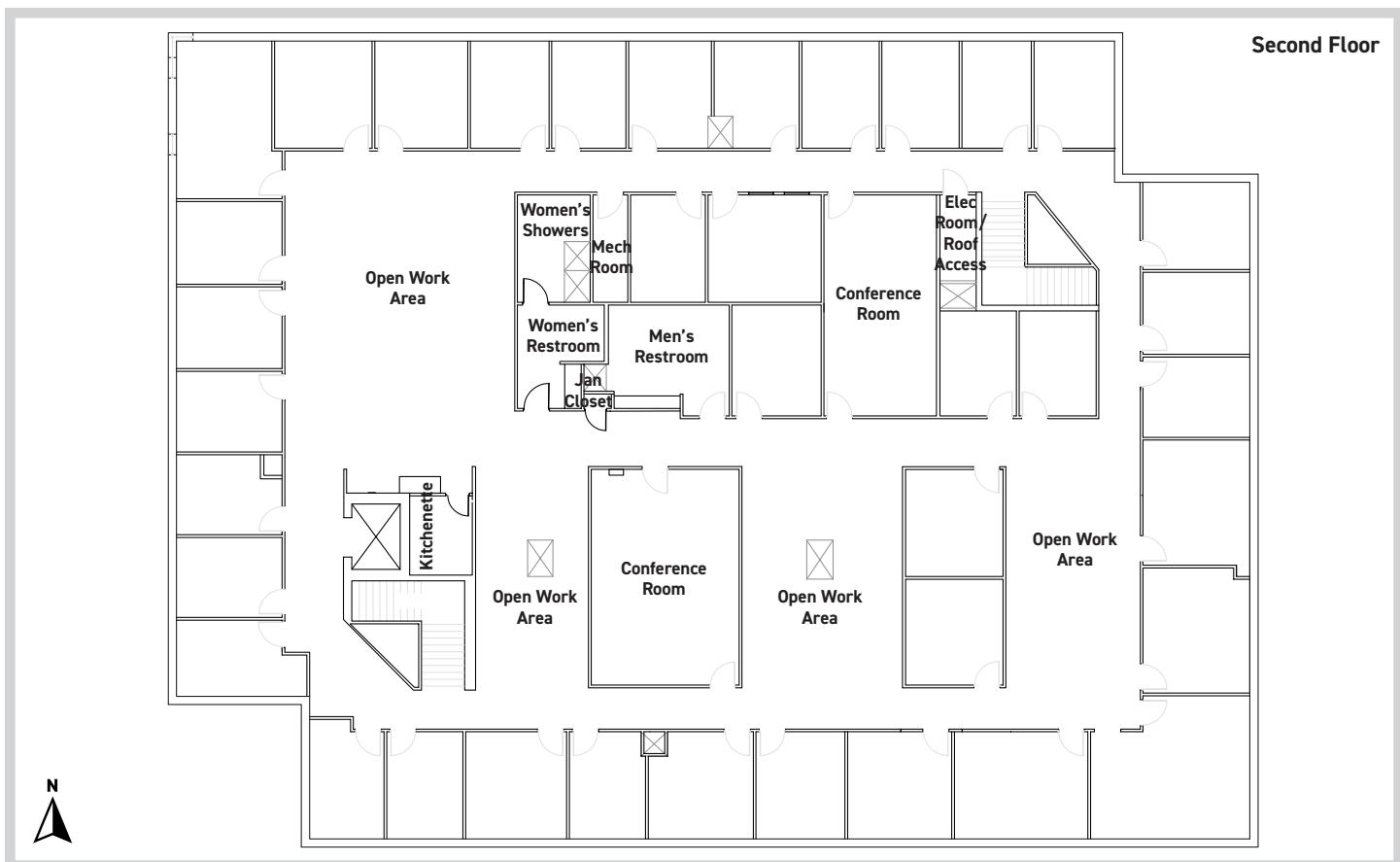
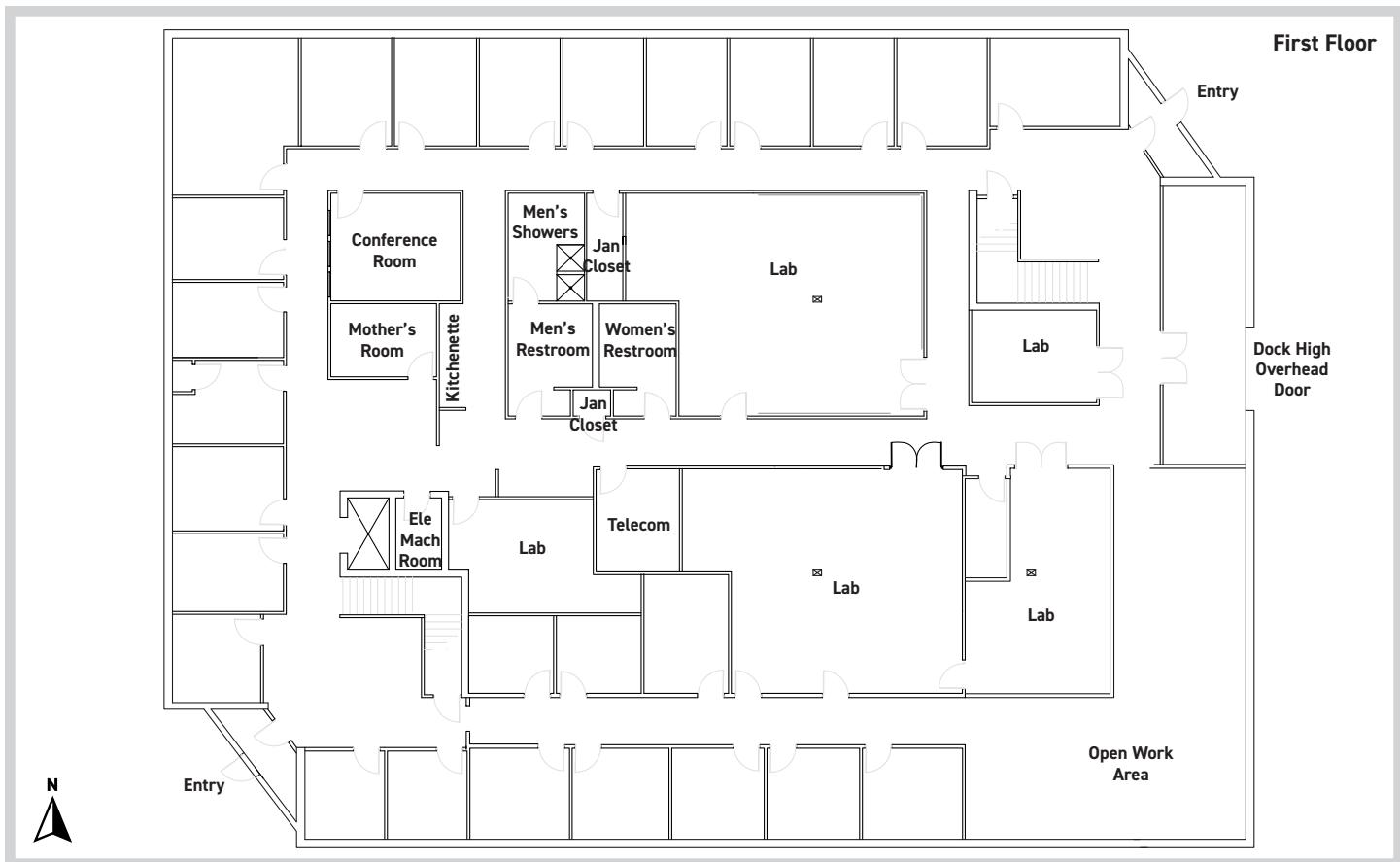
- Significant Incentives for a Long Term Full Building Lease!
- Divisible to 12,000 sq. ft. at Negotiable Rate
- Perfect Owner/User Building
- 13' Ceiling Height / 26' Column Spacing / 800 amp at 208V per Floor Power
- Located in the Newly Zoned **East Boulder Transit Oriented Development** with Imminent Passenger Rail Service Connecting Denver & Boulder
- High Quality 2 Story Office Flex Building with Dock-High Overhead Door (Could be Replaced with Glass for More Office Flex Areas)
- Offices, Dry Labs, SCIF Ready Space & Potential Clean Room, Showers in Restrooms
- Great Central Location - 3 Mi to Hwy 36 & 21 Mi to DIA

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**GIBBONS**  **WHITE**  
Incorporated

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

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

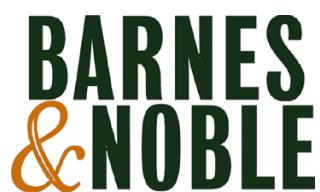




Within Walking Distance:



Easy Access To:



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