



# INDUSTRIAL / FLEX SPACE ON PEARL PARKWAY FOR LEASE

3550 Frontier Ave, Boulder, CO 80302

The suite features an expansive open floor plan with high ceilings, modern lighting, and a functional layout that can accommodate a wide range of users, including light manufacturing, R&D, warehouse/distribution, showroom, fitness, recreation, office, and other flex uses. The space also includes office and support areas, restrooms, and ample room for customization. Five dock-high loading doors, including four equipped with dock levelers and one additional dock-high door, providing efficient loading and distribution capabilities. Convenient access to Foothills Parkway, Pearl Parkway, and central Boulder.

## FEATURE HIGHLIGHTS

-  Building Signage
-  Easy Access
-  Electrical/3-Phase
-  Flex Space
-  High Ceilings
-  Dock-High Loading Doors
-  Parking
-  Sprinklers

## PROPERTY OVERVIEW

|                       |                                                                                           |
|-----------------------|-------------------------------------------------------------------------------------------|
| <b>SUITE C</b>        | 19,200 RSF                                                                                |
| <b>LEASE RATE</b>     | \$13.50/RSF NNN*                                                                          |
| <b>EXPENSES (EST)</b> | \$6.68/RSF                                                                                |
| <b>DATE AVAILABLE</b> | Immediately                                                                               |
| <b>PARKING</b>        | 1:100 SF                                                                                  |
| <b>POWER</b>          | Two (2) 225 amp panels:<br>Panel 1A: 225 amps; 208Y/120V<br>Panel 2A: 225 amps; 480Y/277V |
| <b>CLEAR HEIGHT</b>   | 18' to 22'                                                                                |
| <b>COLUMN SPACING</b> | 40' (N to S) x 20' (E to W)                                                               |
| <b>LOADING</b>        | 5 Dock-High Loading Doors                                                                 |
| <b>ZONING</b>         | IS-1                                                                                      |

*\*Utilities not included in NNN Expenses*

## FOR MORE INFORMATION:



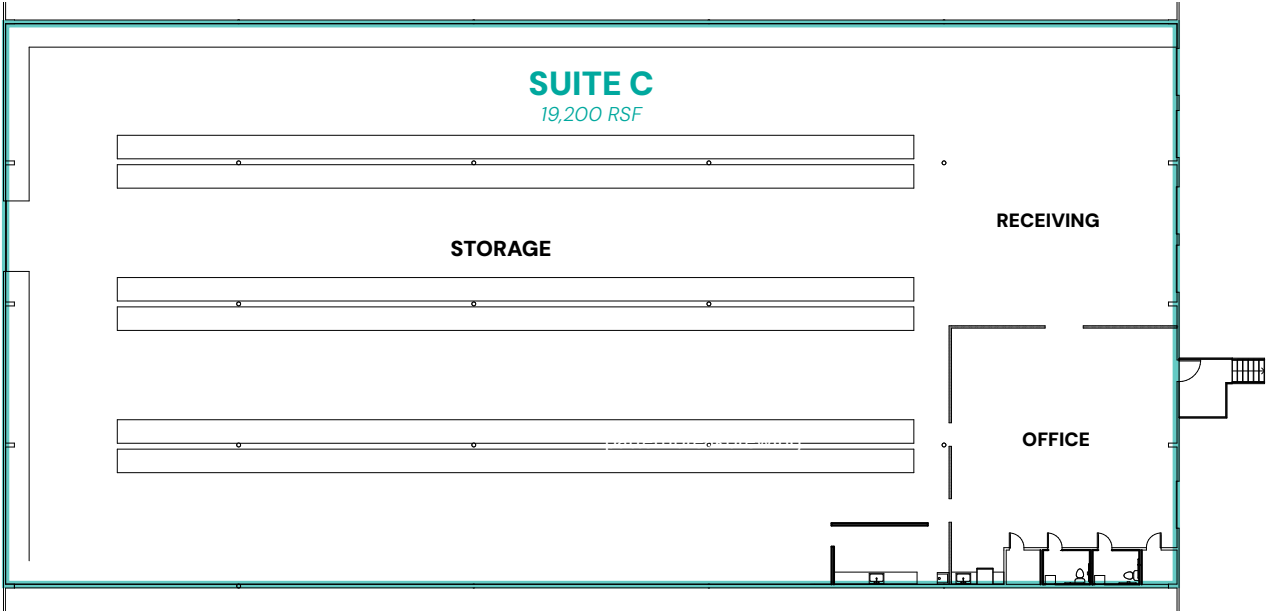
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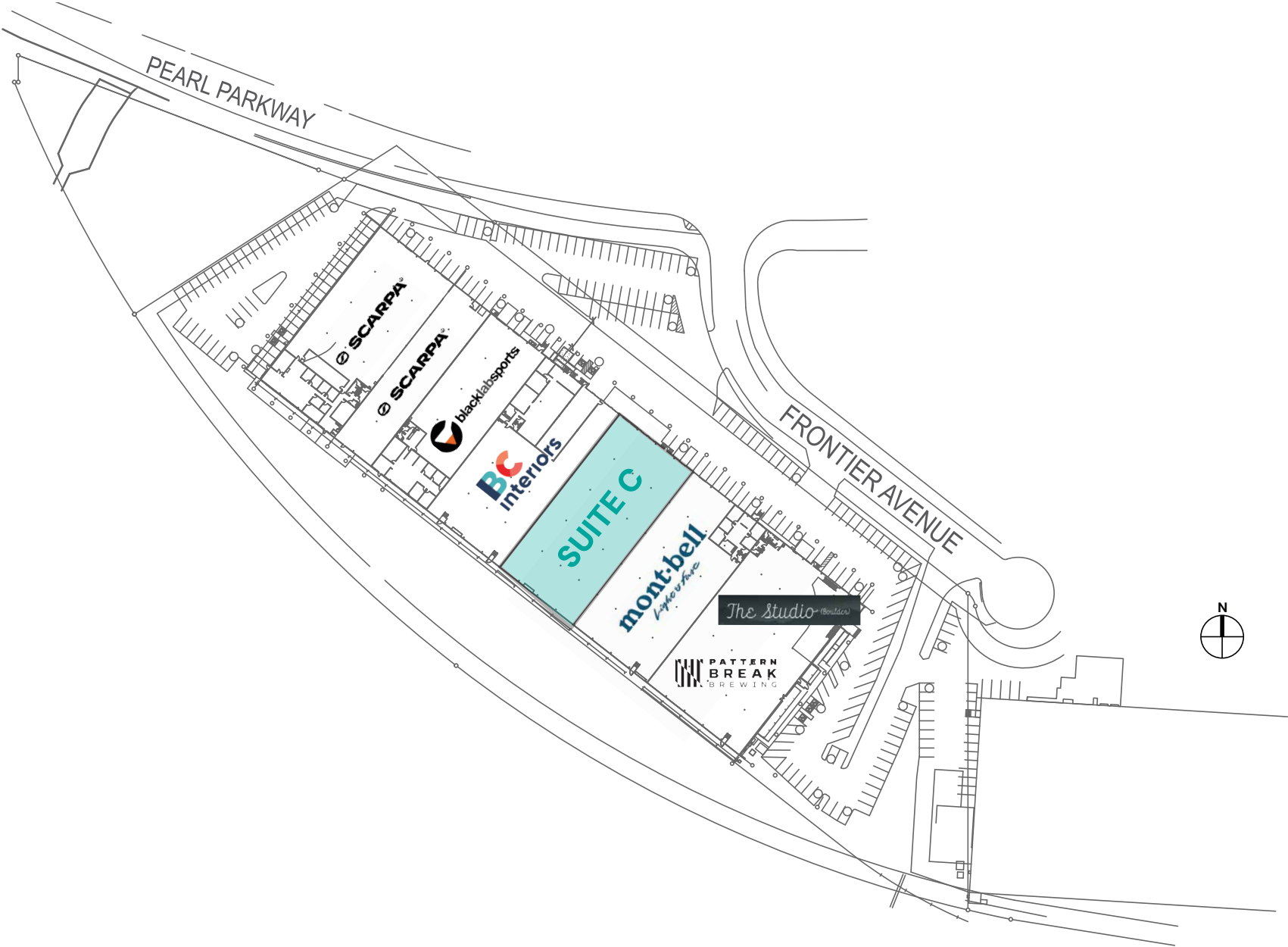
### Liz Amaro Nyiri

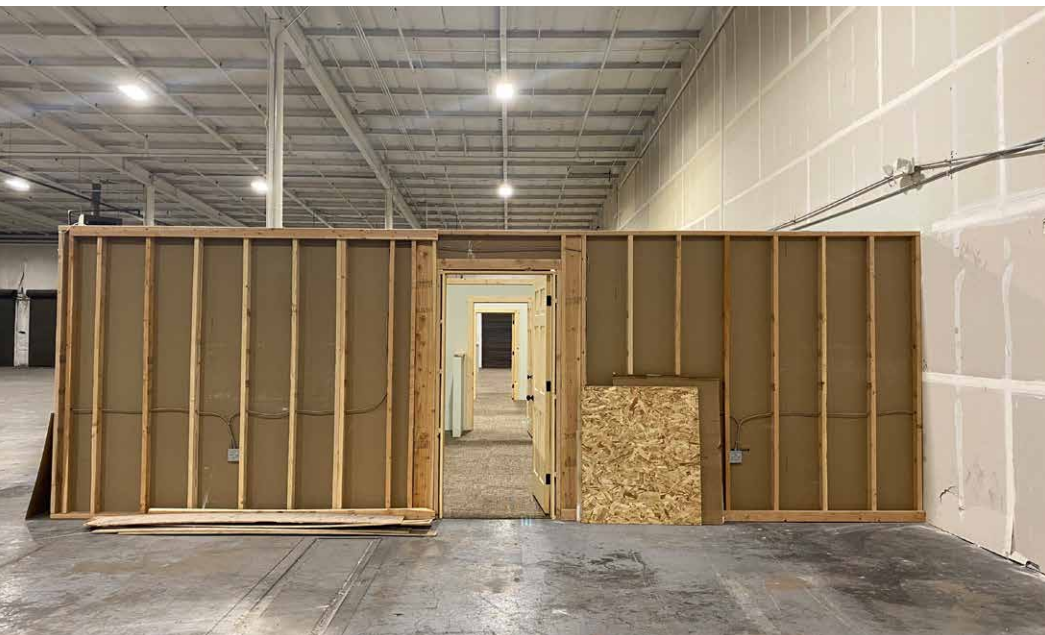
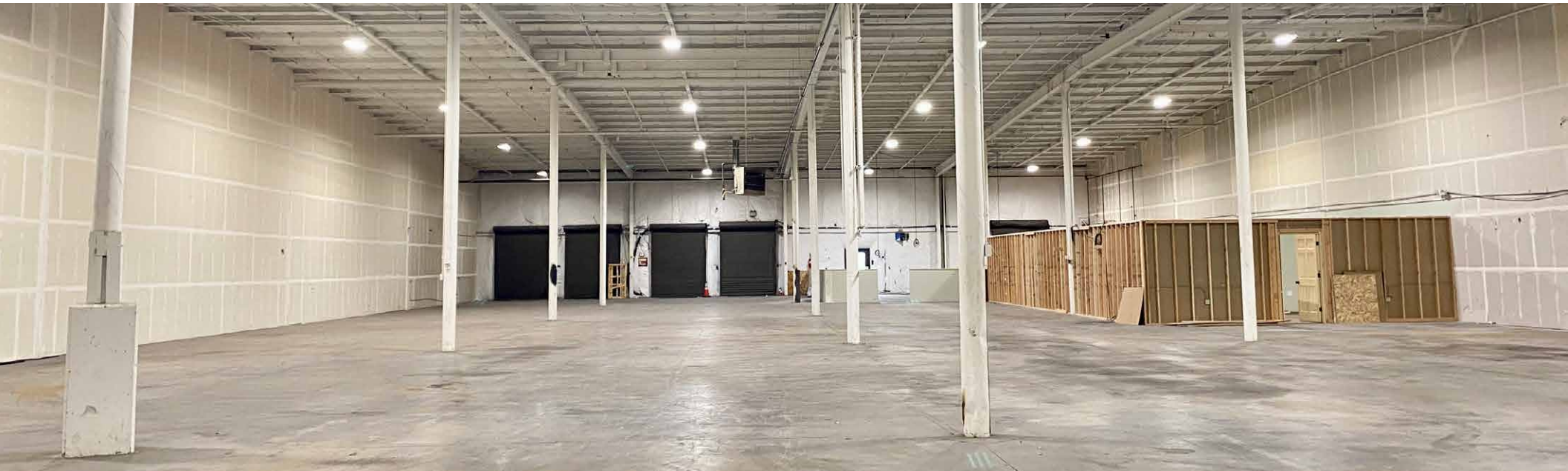
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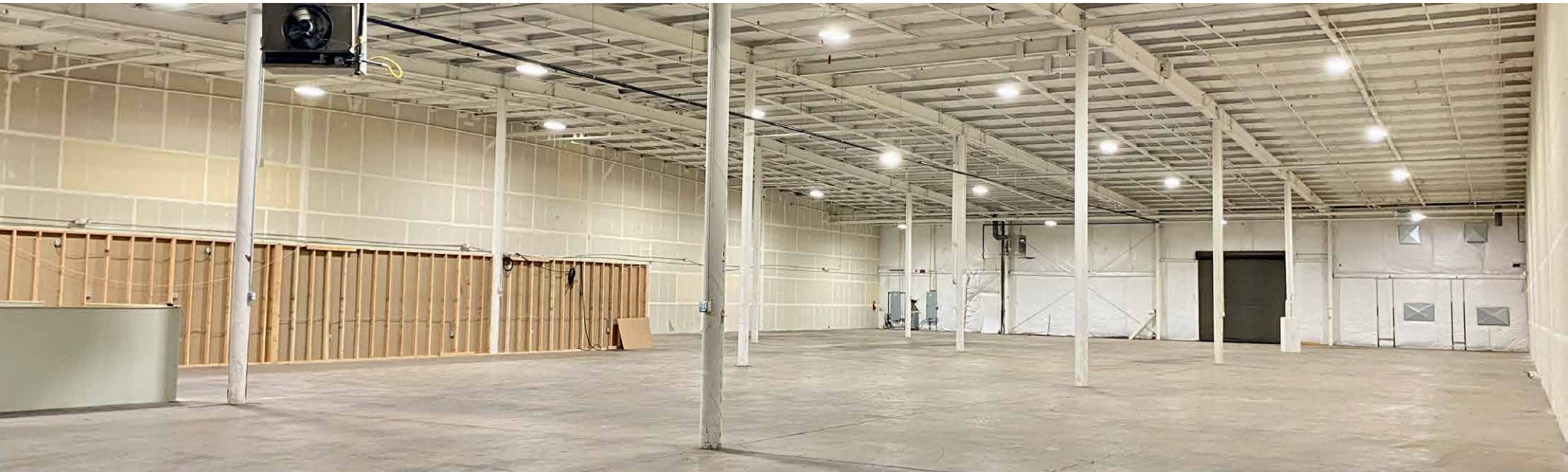
PROPERTY FLOOR PLAN



SITE PLAN







## PROPERTY LOCATION



- 1 • Black Lab Sports  
• BC Interiors
- 2 • Pattern Break Brewing  
• The Studio
- 3 ABC Kids Climbing
- 4 Twisted Pine Brewing
- 5 The Spot Bouldering Gym
- 6 Boulder Indoor Soccer
- 7 • Hyatt Place Boulder  
• Zeal
- 8 Mason's Dumplings

