

**THREE MONTHS OF FREE BASE RENT**

\* With a 39 Month Lease

**REDUCED LEASE RATE**

## OFFICE/R&D SPACE FOR LEASE

3180 Sterling Circle  
Boulder, CO 80301

### PROPERTY HIGHLIGHTS

**Located in the heart of NE Boulder, this attractive office space in the Sterling Circle Industrial Park off Valmont offers a solid opportunity for lease.** Boasting a versatile layout that includes private offices, open workspaces, private bathrooms, and a south-east-facing private deck showcasing stunning views of the Flatirons, this office is designed to inspire productivity. The presence of a well-equipped kitchen and conference room, along with two offices with south-west-facing private balconies, adds to the allure of this space. Recently refreshed with new paint, cleaned carpets, and updated VCT flooring, the office exudes a fresh and welcoming ambiance. With the convenience of ample parking spaces and elevator access, this office space combines functionality with aesthetic appeal, making it an ideal choice for businesses seeking a convenient and impressive location.



On-site parking



Private west-facing balcony



Kitchen



Near bike path



On bus route



Near restaurants

Suite 201	3,777 RSF
Timing	Immediately
Lease Rate	\$12.99/RSF NNN- <b>\$9.99/RSF NNN</b>
Expenses (Est)	\$7.89/RSF
Parking	Ample parking
Zoning	I-S



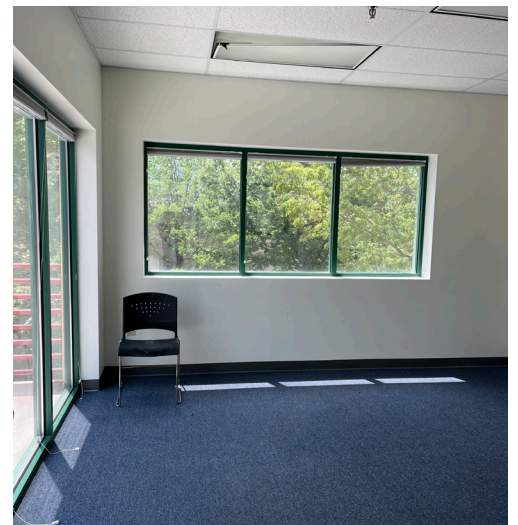
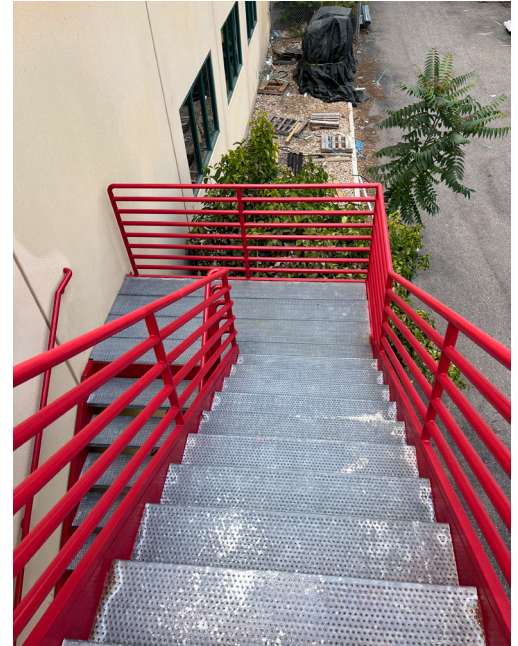
FOR  
MORE  
INFORMATION

**Colorado  
Group**

Danny Lindau  
Principal/Senior Broker  
303.449.2131 ext 118  
dlindau@coloradogroup.com

# ATTRACTIVE OFFICE IN CONVENIENT NE BOULDER

3180 Sterling Circle, Suite 201, Boulder, CO 80301



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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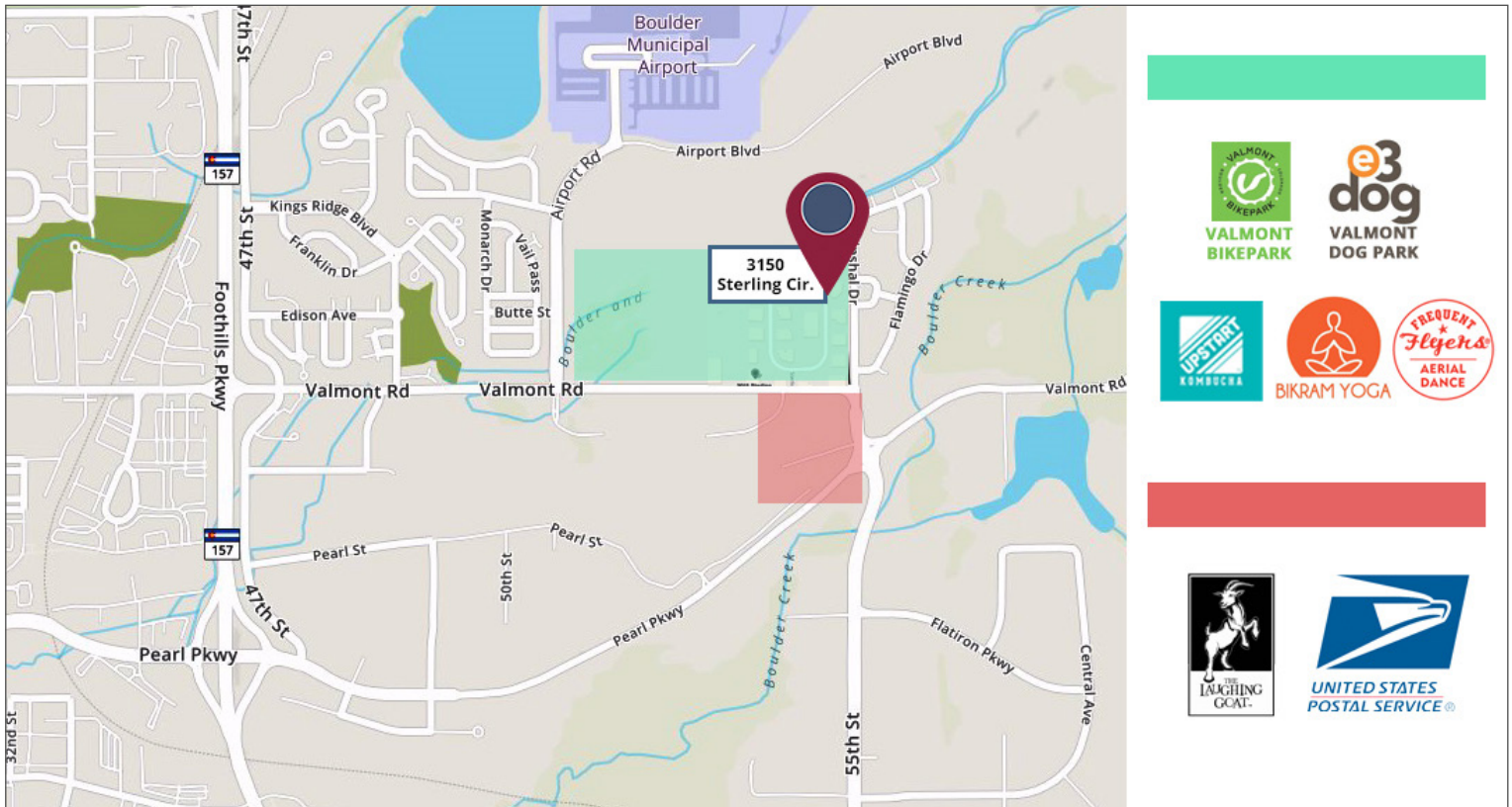
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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