



## 1780 Conestoga Street

Boulder, CO

### VERSATILITY - Accessibility - Superb Location

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Property Info & Gallery

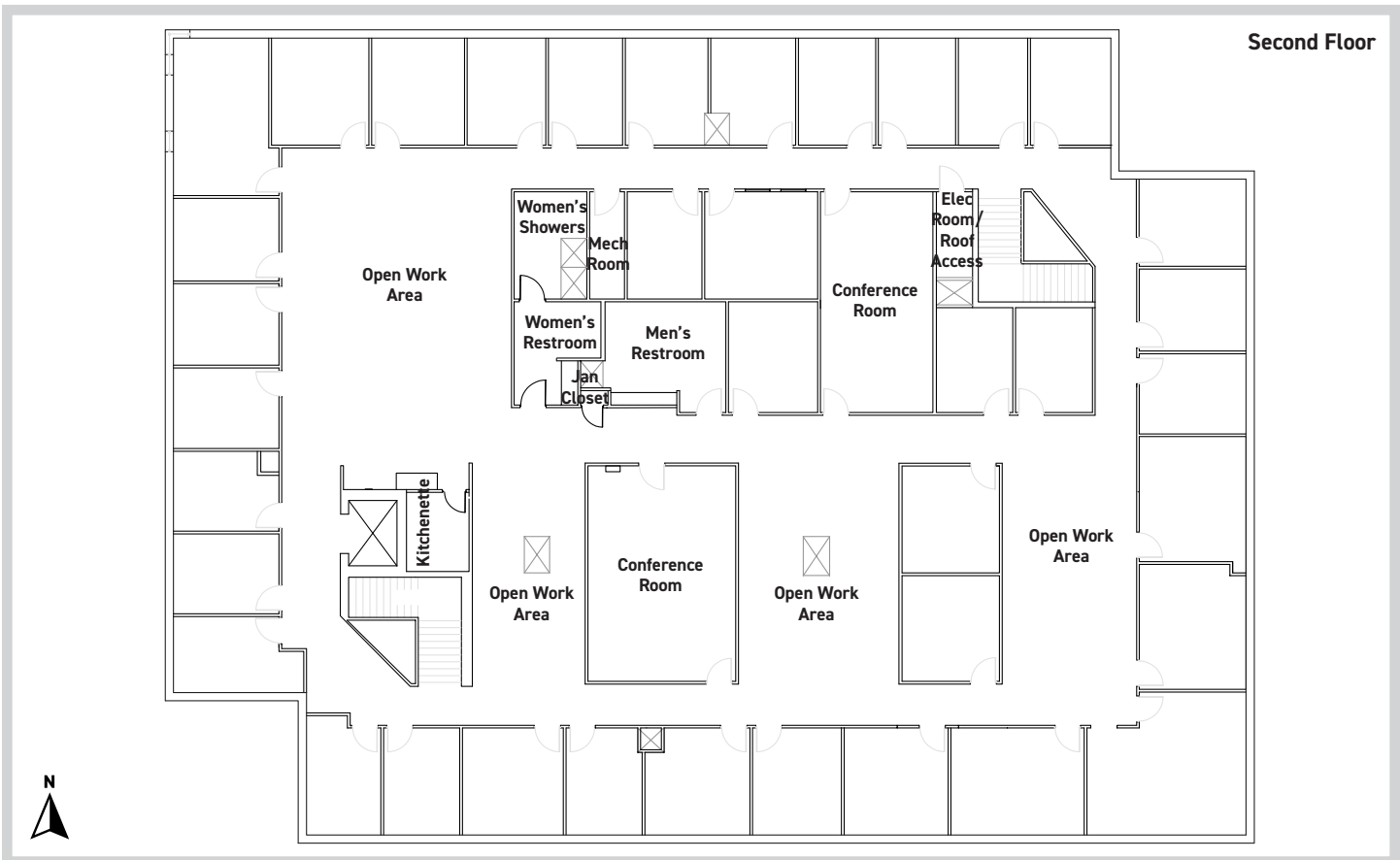
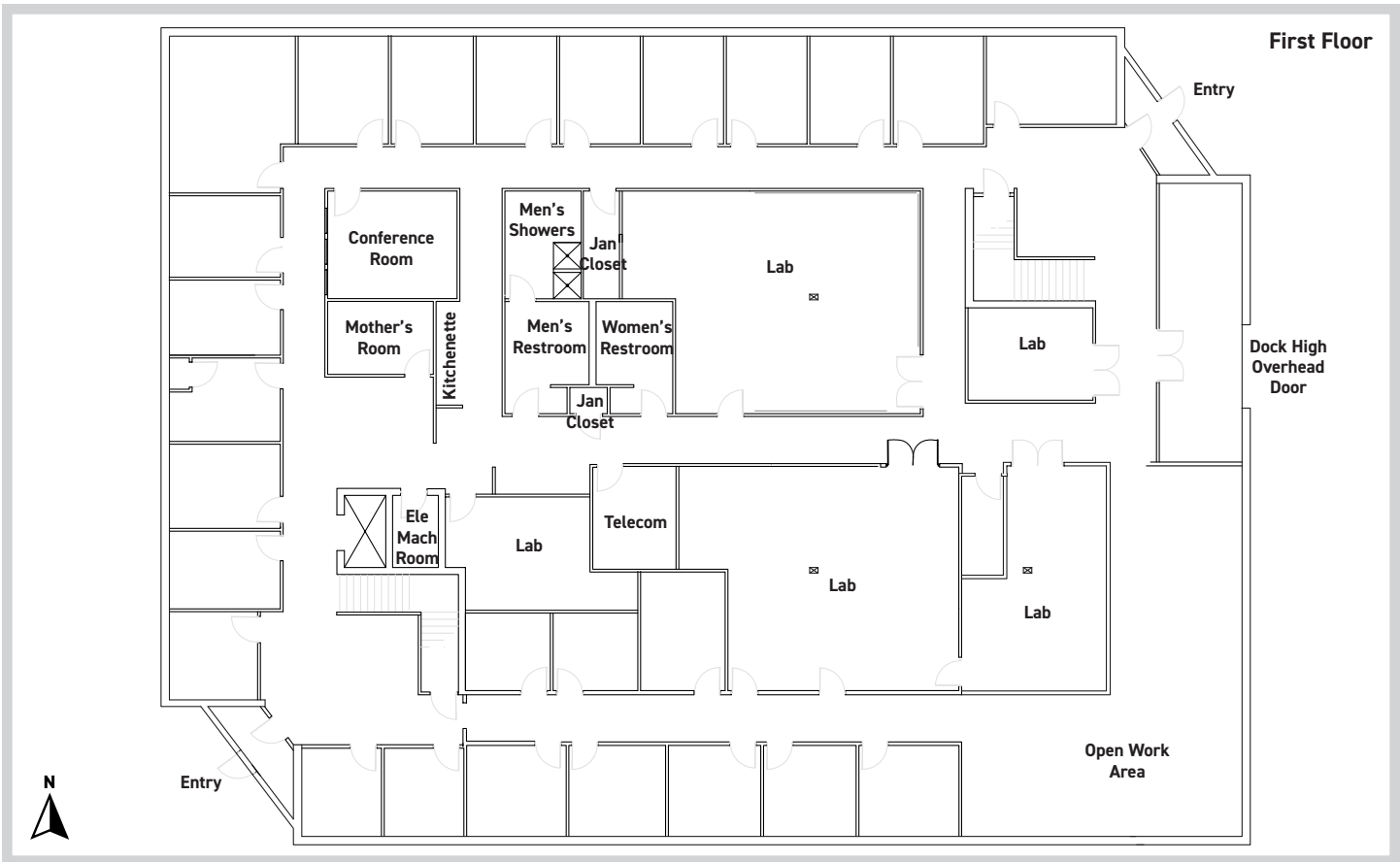
View Map

Available Space	12,000 - 25,000 sq. ft.
Sale Price	Negotiable
Lease Rate / sq. ft.	\$13.75 NNN <b>\$10.00 NNN (As Is)</b>
Expenses / sq. ft.	\$7.75*

\*Plus Utilities

- **Significant Incentives for a Long Term Full Building Lease - One Year Free Base Rent on a Seven Year Lease! (First Year As-Is Promotion)**
- Divisible to 12,000 sq. ft. at Negotiable Rate
- Perfect Owner/User Building
- TI's Available & Can be Amortized Over the Lease Term Into Rental Rate
- 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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Within Walking Distance:



Easy Access To:



pure barre®



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