



3002 Sterling Circle
Boulder, CO

Collaborative Office / Flex Space for Lease or Sale in Boulder

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Leasing Incentive!

Building Size	12,880 sq. ft.
Available Space	6,626 - 9,796 sq. ft.
Sale Price	\$4,830,000 (\$375 / sq. ft.)
Lease Rate / sq. ft.	\$17.50 - \$18.50 \$12.50 NNN
Expenses / sq. ft.	\$11.16*

**Not Including Electric or Interior Janitorial*

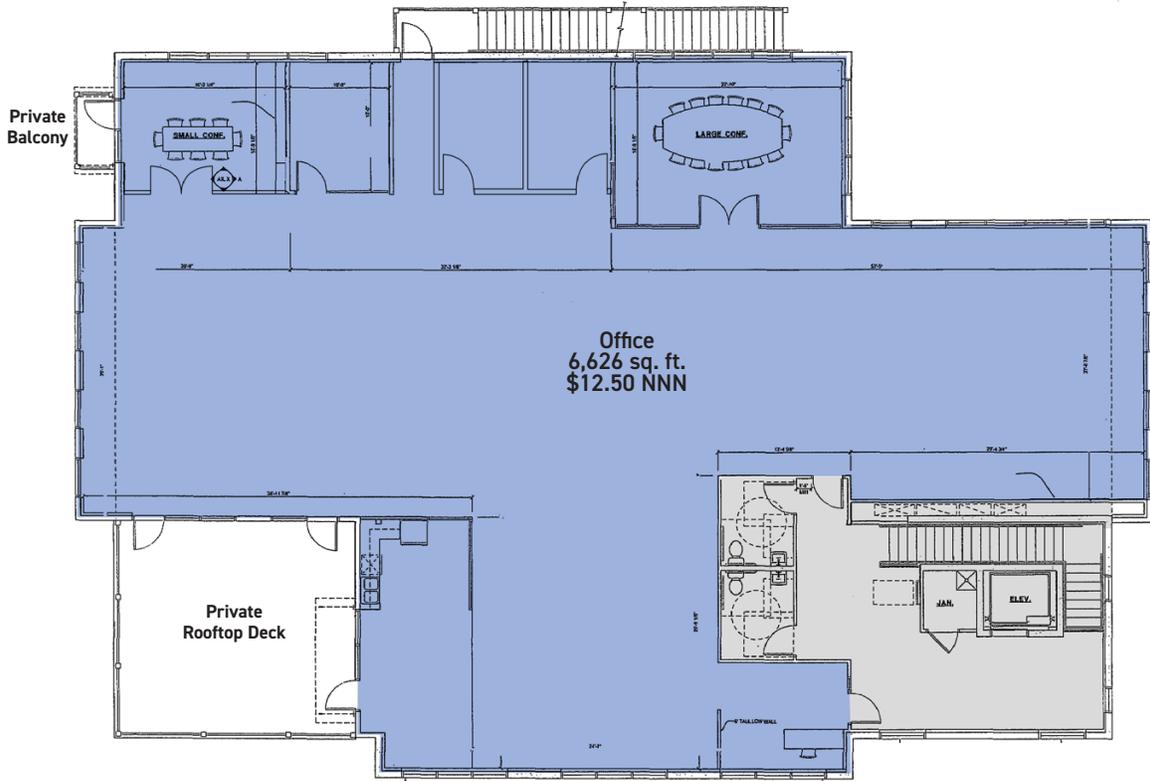
[Property Info & Gallery](#)

[View Map](#)

- **Leasing Incentive Rate of \$12.50 NNN for Year 1, Year 2 Rate of \$16.50 NNN, 3% Thereafter for any 3+ Year Lease Terms**
- Excellent Owner-User Opportunity to Occupy up to 9,796 SF with Potential to Expand into an Additional 3,083 SF – First Floor Tenant may be Willing to Terminate Their Lease Early if Required to Occupy the Full Building of 12,880 SF
- Space Consists of Approx. 70% Office and 30% Flex / Warehouse
- Office Space is Located on the Entire Second Floor with a Mostly Open Layout with Several Conference Rooms, Small Meeting Rooms, Kitchen & a Large Private Deck
- Office Space Features Tall, Exposed Ceilings with Large Windows that Wrap the Space and Great Western Views
- Warehouse Space is Located on the First Floor with Drive-In Door Access, 16' Clear Height, Production Rooms and Private Locker Rooms with Showers
- Building Features Solar and Savings are Passed on to the Tenants
- Great Boulder Location - Excellent Visibility Along Valmont Rd & Potential for Exterior Building Signage

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2nd Floor



1st Floor

- 6,626 sq. ft.
\$12.50 NNN
- + = 9,796 sq. ft.
\$12.50 NNN
- Common Area

