



## Centrally Located Boulder Office for Lease

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|                      |                               |
|----------------------|-------------------------------|
| Unit 207             | 1,470 sq. ft.                 |
| Lease Rate / sq. ft. | \$22.50 NNN <b>\$9.75 NNN</b> |
| Expenses / sq. ft.   | \$20.39*                      |

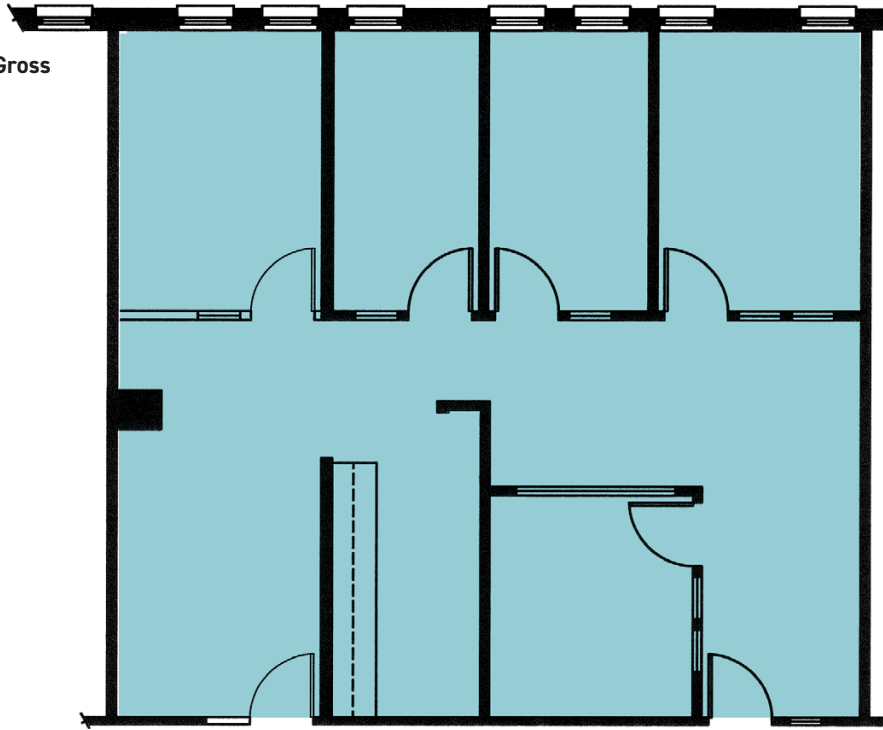
*\*Including Utilities*

- **Introductory Rate Only \$9.75 NNN for the First Year!**
- Full Suite with 1,470 sq. ft., 4 Offices, Conference Room, Kitchenette, Bright Light, West Facing Views & 4 Reserved Garage Parking Spaces at No Additional Cost
- Located in the Vibrant Steel Yards Near Restaurants, Coffee Shops, Whole Foods & Adjacent to Goose Creek Bike Path
- Perfect for Medical & Professional Office with Elevator Access & Free Customer Parking

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Unit 207  
1,470 sq. ft.

\$5,254 \$3,692/Month Gross  
for the First Year



VIDEO



TOUR



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