

# For sublease

Newly Built High-Tech Space!



## Premises

- Total available space: 88,293 SF (divisible to 15,629 SF)
- Available: Q3 2023
- Lease term through August 31, 2030
- Asking rate: \$24.00-\$26.00 SF
- Operating expenses: \$9.21 SF

## Space Highlights

- Award-winning, “Design Forward” environment
- Furniture negotiable
- Large, multi-functional kitchen and break area (will become shared amenity, if demised)
- Creative mix of open space, private offices, huddle rooms, and varying sized conference rooms

**Ken Gooden**

+1 303 390 5202

ken.gooden@am.jll.com

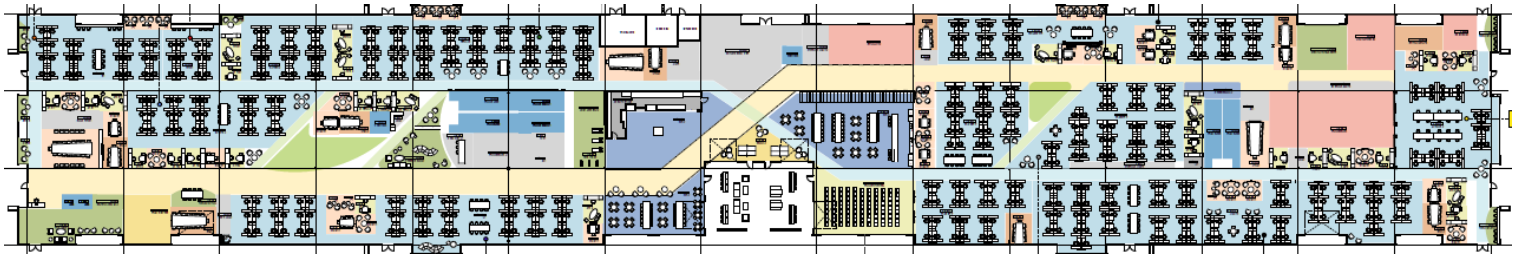
**Eric Brynestad**

+1 303 829 3655

eric.brynestad@am.jll.com

[jll.com](http://jll.com)

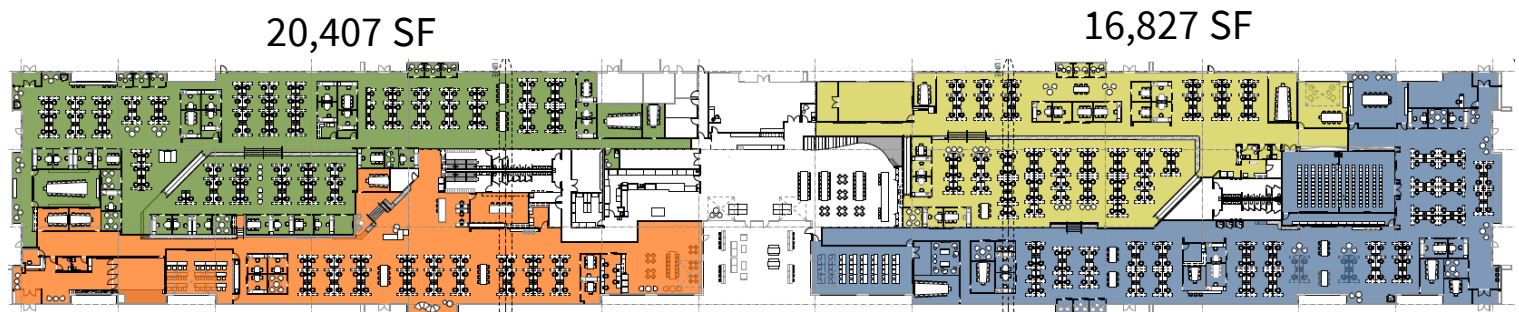
# Full Building Option



88,293 SF

- Open seating for 446 (+ 20 hotdesks)
- 10 large offices
- 21 medium offices
- 20+ huddle rooms
- IT room
- 10 conference rooms
- 1 large training room
- All-hands meeting space adjacent to cafeteria
- Fitness studio
- Locker rooms
- Café
- Warehouse
- Storage

# Demising Options



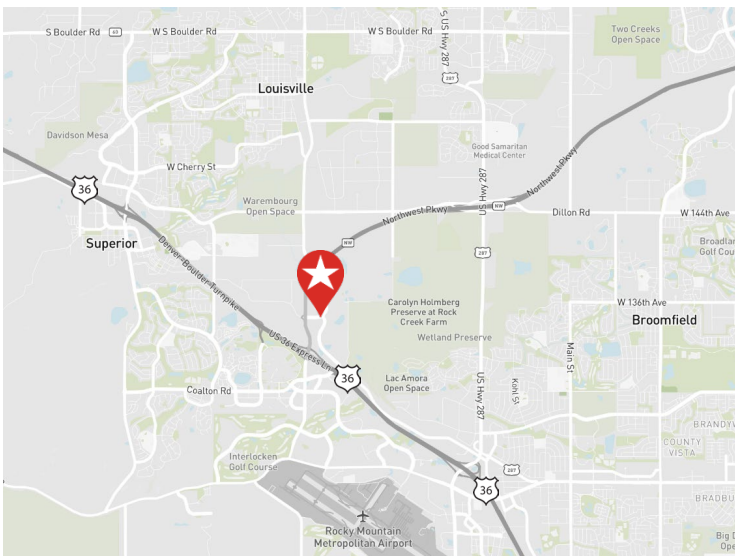
20,407 SF

16,827 SF

15,629 SF

21,436 SF

# Map

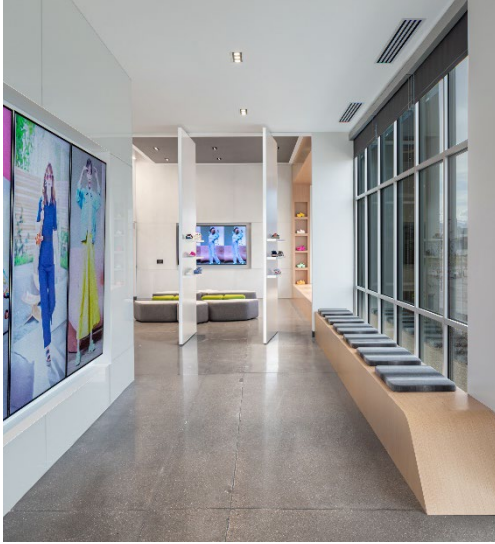


## Drive Times

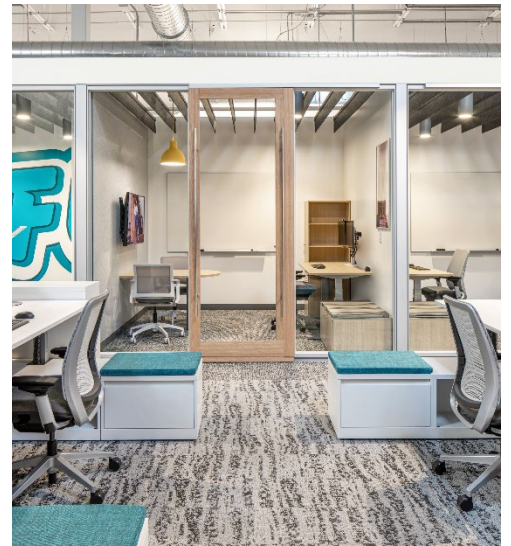
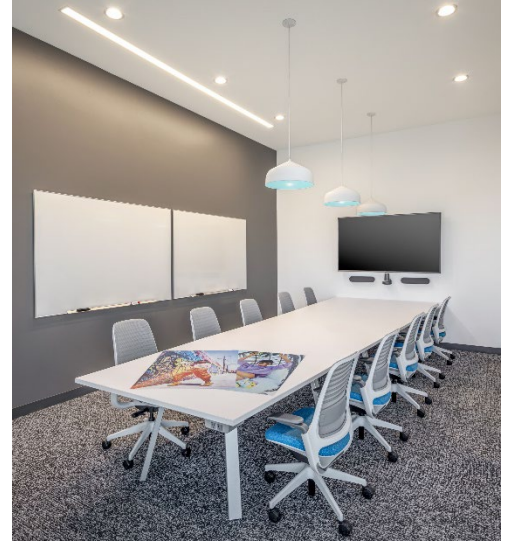
US 36/Boulder Turnpike	0.8 mi / 2 min
Flatiron Crossing Mall	1.0 mi / 3 min
Louisville	2.5 mi / 7 min
Boulder	10.5 mi / 18 min
Downtown Denver	18 mi / 30 min
Denver International Airport	32 mi / 35 min



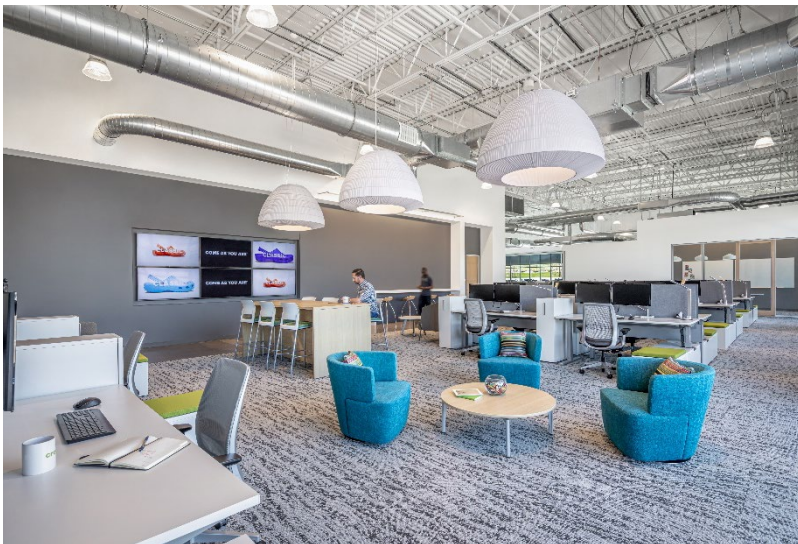
# Space Images



# Space Images



# Space Images



## DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle. All rights reserved.

