

Industrial/Office for Lease 201 Murray St, Niwot

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Prime Niwot Flex Space with Frontage on the Diagonal

Located just off the Diagonal Highway, 201 Murray Street offers a highly visible and versatile office / warehouse flex opportunity with frontage and signage exposure to the Diagonal, making it an exceptional choice for businesses seeking accessibility, visibility, and functionality in one of Boulder County's most desirable communities.

The property features a well-designed layout that supports a wide range of users, from light industrial and service-oriented businesses to office-based operations requiring warehouse or storage support. With multiple grade-level doors, clear heights suitable for flexible use, and both private offices and collaborative work areas, the space is efficient, adaptable, and easy to configure.

Additional highlights include ample parking, mountain views, and walkability to restaurants, parks, and local amenities, creating an environment that works just as well for employees as it does for operations.

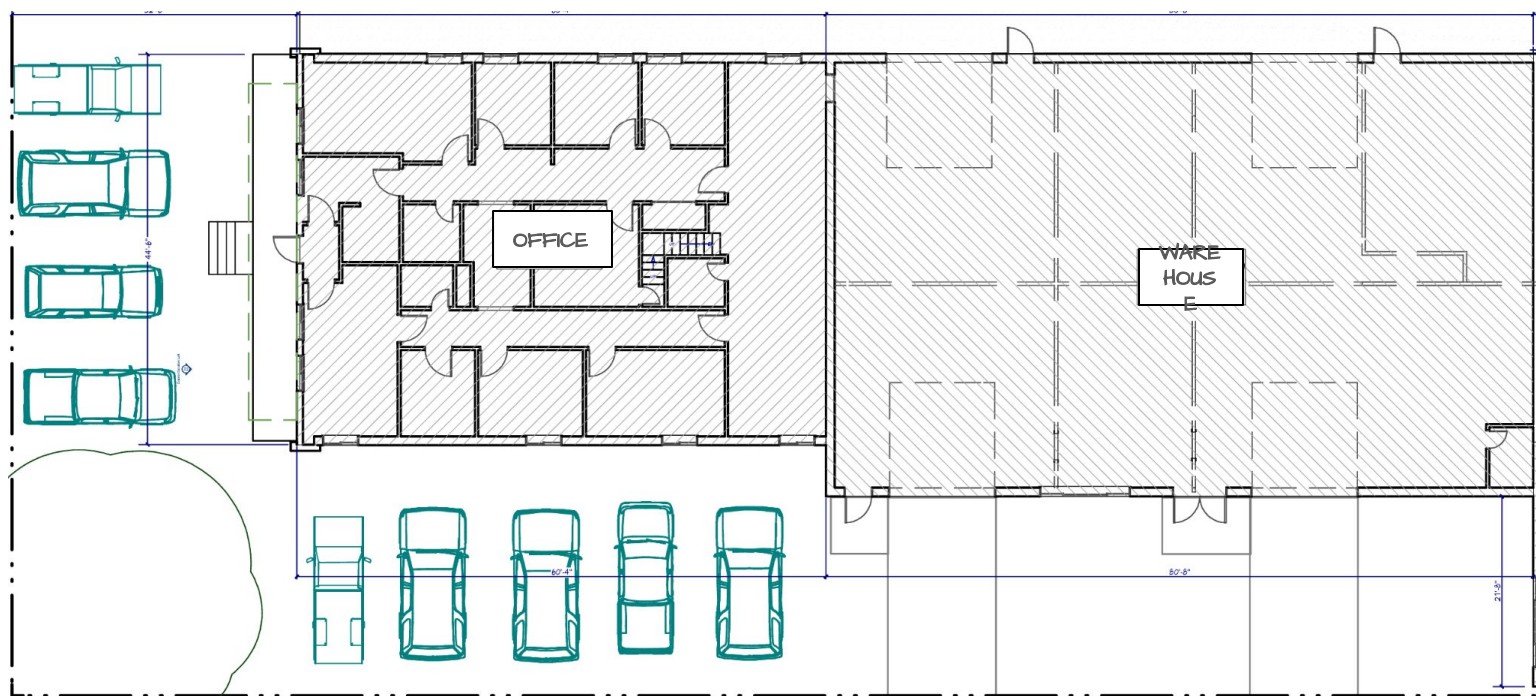
Situated 5 minutes from Longmont and 12 minutes from Boulder, this location offers seamless connectivity while benefiting from Niwot's small-town character and strong sense of community.

Call us for more information and to set up a tour!

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Size	Office: 2,800 sf Warehouse: 4,000 sf Total: 6,800 sf
Base Lease Rate	\$13.50/sf
NNN Expenses	\$6.69/sf (2026 est.)

- **Industrial Specs:**
 - 3 phase power
 - 2 grade level doors
 - 15' clear height
 - Fenced-In Storage Yard
- **Office Specs:**
 - Reception
 - 7 private offices
 - Large bullpen
 - Conference Room
 - Kitchen

Various coffee shops, restaurants, parks, and walking paths. Located directly off the Diagonal Highway, this building has excellent frontage!