

5277 Manhattan Circle

Boulder, Colorado 80303

Executive Suites For Lease
With Amazing Views of the Flatirons



Eric Rutherford MBA, CCIM, GREEN
303.541.1908

erutherford@wkre.com
www.EricRutherford.com

United States Naval Academy Graduate Served as an Officer in
the United States Marine Corps

Dan Tremblay
720.564.6067

dtremblay@wkre.com
www.DanTremblay.com



Details

Lease rate	\$14.50 + \$16.50 NNN Includes all utilities
Use	Quiet building ideal for medical or professional office
Located	Off US 36 and Table Mesa
Office Suites	Suites Feature Waiting/ Reception Rooms, Private Offices, Flexible Work Spaces & Patios

Office Suites Available

- Suite 114** Approx. 791 sq/ft | Year 1 Intro Rate \$14.50 NNN | 3 private offices and reception area, private patio, access to shared kitchen
- Suite 118** Approx. 994 sq/ft | Year 1 Intro Rate \$14.50 NNN | 3 private offices and reception area, private patio, access to shared kitchen
- Suite 200** Approx. 1,098 sq/ft | Year 1 Intro Rate \$14.50 NNN | 3 private offices, reception area, kitchen, storage, large shared patio

Individual Offices Available | Monthly Lease Rates Include ALL expenses, including access to shared waiting rooms, full kitchens, and patios.

	Monthly Lease Rate
Suite 106	\$975.00
Suite 108	\$650.00
Suite 250	
Suite B	\$675.00
Suite C	\$1,150.00
Suite H	\$700.00

Property Description Conveniently located off Hwy 36 and Foothills, Manhattan West offers a mix of small offices suites and individual offices ideal for medical, professional and wellness services. This quiet building offers private and common area patios with Flatiron Views, Free Parking, Elevator Access, Tenant Changing Room and Shower, and On-Site Management. Suites are leased at triple net rates starting at \$14.50/sq.ft. and Individual Offices are offered at gross rates including all expenses with access to shared waiting areas, full kitchen, and patio areas.



All Tenant Access Patio



Suite 250G



Suite 118

Floor plan

First Floor

- Suite 114 - 791 sq. ft.
- Suite 118 - 994 sq. ft.
- Suite 106 - \$975 / mo.
- Suite 108 - \$650 / mo.



Floor plan

