

5660 Valmont Road

Suite A

Boulder, Colorado 80301

For Lease

2,250-5,146 sq/ft

\$15.00/sq.ft. | First Year



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# Details

Elevate your business with this high-end finished office space for lease, designed for both functionality and prestige. This sophisticated suite features:

**Conference Room:** A spacious and well-appointed room, perfect for meetings and presentations.

**Closed-Door Offices:** Several private offices offer a quiet and professional environment for focused work.

**Large Reception Area:** Impress clients with a grand entrance and reception area that sets a welcoming tone.

**Private Bathrooms:** Conveniently located restrooms for the exclusive use of your team.

Suite A   Office	
Suite A Lease Rate	\$15.00 sq/ft (first year)+ \$10.50 NNN (NNN includes the following; gas, electric, water, snow removal, landscaping, property taxes, management fees, insurance, and common area maintenance. (Yard inclusion optional)
Square Feet	Approx. 5,146 sq/ft; easily divisible
Divisible Square Feet	Suite A - 2,896   Suite B 2,250
Zoned	Light Industrial
Ceiling Height	16'
Levels	1 story
Parking	2.3/1000 (32 Spaces)
Electric	Xcel Energy

Suite A Lounge



Suite A Kitchen



Suite A Lobby



# Floorplans

