

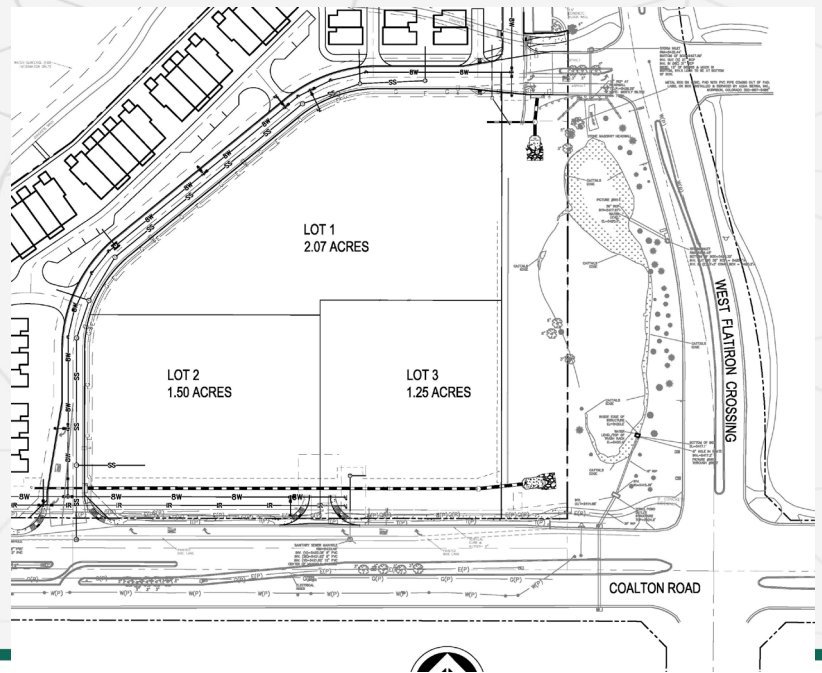
GROUND LEASE or BUILD TO SUIT

Northwest Corner of Coalton Road & West Flatiron Circle, Superior, CO

1-1.5 ACRE GROUND LEASE PADS

SITE DETAILS

| | |
|---------------|---|
| PAD SIZES | 1 – 1.5 Acres |
| GL RATE | Call broker |
| ALLOWED USES | Office, Hotel, Retail, Industrial, R&D, Conference Center |
| UTILITIES | Water, Sewer, Phone, Cable |
| DEVELOPMENT | Site Plan & Plat |
| ZONING | Regional Activity Center |
| CITY & COUNTY | Superior / Boulder |



DESCRIPTION

Rock Creek is a two minute walk to the Flatirons Crossing Mall and is in close proximity to numerous other area amenities. This development is centrally located with superior access to Downtown Denver and only 20 minutes to Boulder on US 36. Denver International Airport is a less than 30 minute drive via the Northwest Parkway. The site is elevated overlooking Autrey Reservoir with smashing views of the Flatirons to the west.