

3,500 SF FLEX SPACE FOR LEASE



\$13 NNN

**RANGEVIEW TECH CENTER
GARY MANSDORFER
(303) 324-4344
GARY@JEMCOSEAL.COM**

RANGEVIEW TECH CENTER

3,500 SF FLEX SPACE FOR LEASE

Property Highlights

- Fully Conditioned space.
- Available January 1, 2026
- 2650 SF of shop/lab/warehouse space
- 850 SF of lobby/office/kitchen/bathroom space
- Space is ideal for a company that primarily needs warehouse or shop space augmented with an attractive lobby
- This space has amazing views of the Colorado mountains
- Has one grade level drive in 10' x 10' door.
- Warehouse/Shop spaces are semi-finished with lots of natural and artificial LED lighting.
- The Rangeview building has 103 Parking Spaces (3.81/1000 SF)
- Conveniently located just off of US 36 between Denver and Boulder
- Directly across the highway from Interlocken Business Park
- The building has been meticulously maintained throughout its life
- Fully Sprinkled
- N2 Non-combustible construction
- I-1 Zoning allows for a wide variety of uses
- Building is managed by owners Gary and Ken

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BUILDING PHOTOS



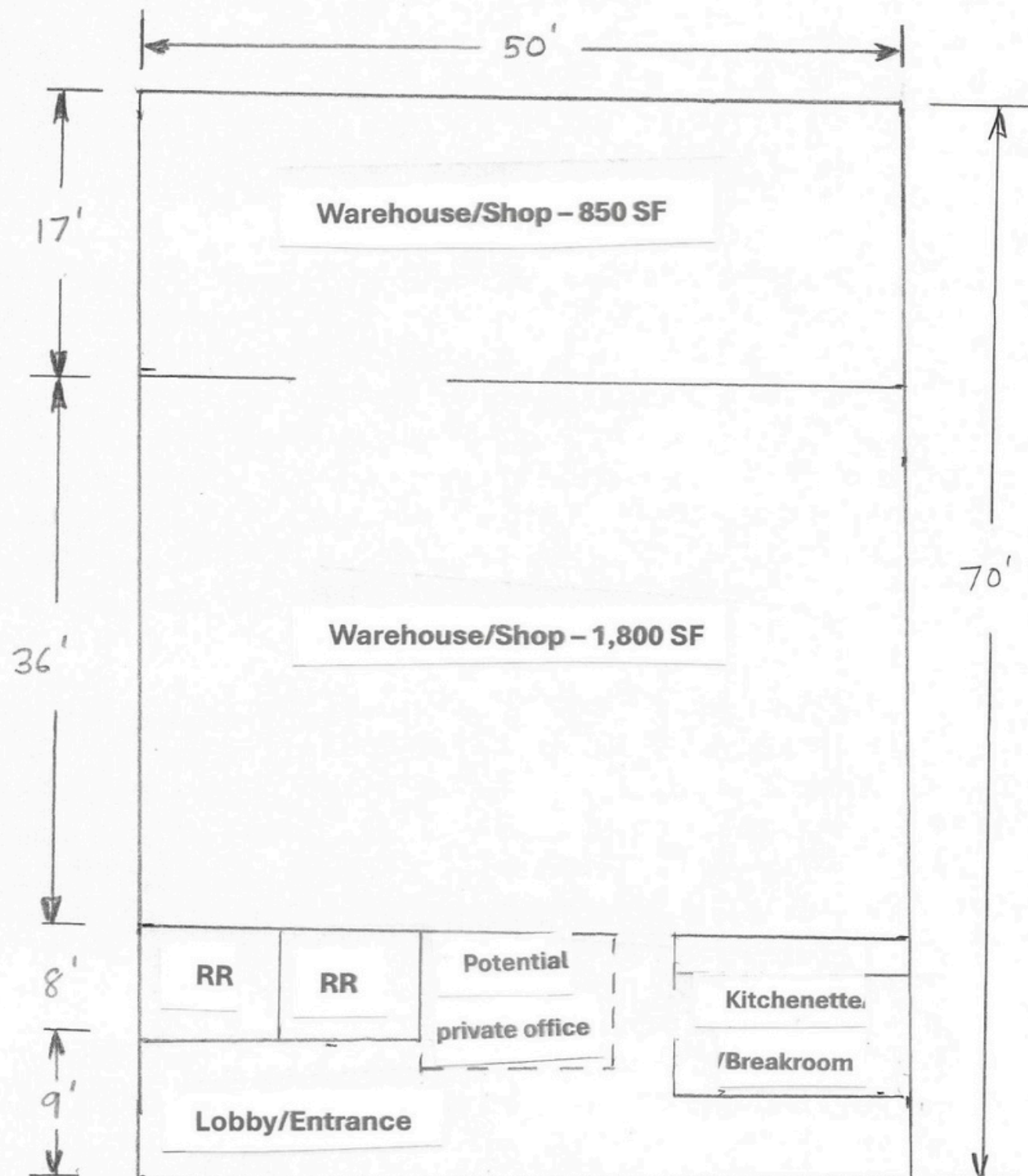
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UNIT 10 PHOTOS



Rangeview Tech Center Unit 10 – 3500 SF



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LEASE RATE: \$13 NNN

**EXPECTED NNN FOR 2025 IS \$5.90
INCLUDES \$4.00 FOR PROPERTY TAX,
\$1.23 FOR COMMON AREA MAINTENANCE,
AND \$0.67 FOR BUILDING INSURANCE.**

**THIS CALCULATES OUT TO A MONTHLY
RENT OF \$5,512**

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**FOR MORE INFORMATION OR A TOUR OF
RTC UNIT 10, PLEASE CONTACT:**

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(NOTE: WE WILL CO-OP WITH TENANT'S AGENTS!)