



INDUSTRIAL / FLEX SPACE FOR LEASE

2800 Wilderness Place, Suite C-F
Boulder, CO 80301

PROPERTY HIGHLIGHTS

Two industrial flex units are available for lease in the highly sought-after Wilderness Place Office & Industrial Park.

Perfect for R&D, technology, manufacturing, or engineering companies, the spaces feature three dock-high doors and one van-high door, a climate-controlled warehouse, and a convenient galley kitchen. The property is equipped with sprinklers, upgraded lighting, and offers ample on-site parking for employees and visitors. **Variable warehouse to office ratios - 50:50 to 75:25.**

Beautifully landscaped with shade trees, picnic tables, and direct access to the scenic Goose Creek bike path, this location provides a balanced, functional, and inviting work environment with excellent access to Boulder amenities and major transportation routes.



Electrical/
3-Phase



Flex Space



High Ceilings



Kitchenette



Loading Dock



Natural Light



Near Bike Path



Parking



Sprinklers

Suite C-F	5,125 – 10,575 RSF
Availability	Immediately
Lease Rate	\$16.50/RSF NNN
Expenses	\$7.64/RSF
Leasing Term	5 years
Zoning	IG
Parking	1:400 SF non-reserved

Colorado
Group

FOR MORE INFORMATION

Audrey W. Berne

Principal/Senior Broker

303.449.2131 ext 121

ab@coloradogroup.com

Maureen Espinoza

Principal/Broker Associate

303.449.2131 ext 123

maureen@coloradogroup.com

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PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

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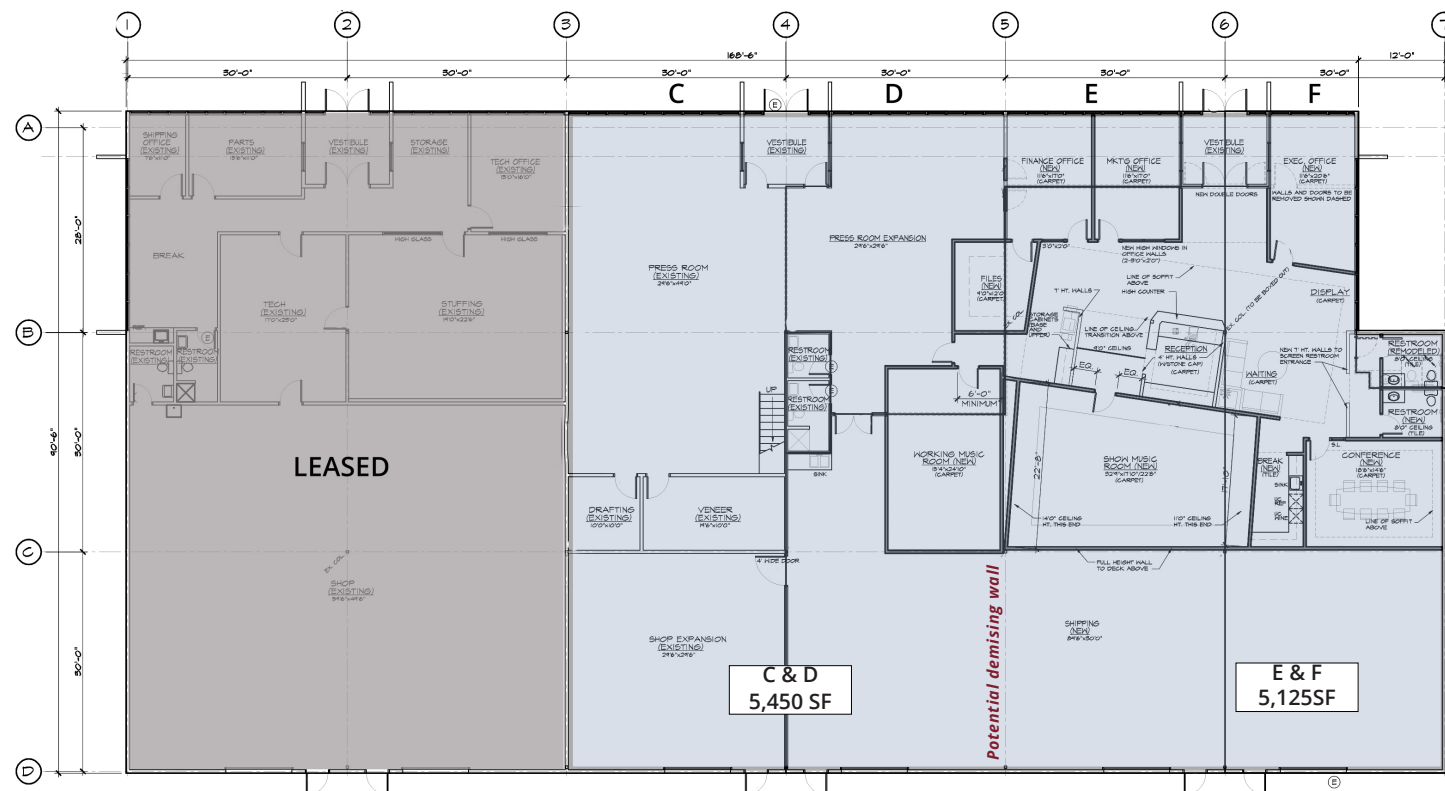
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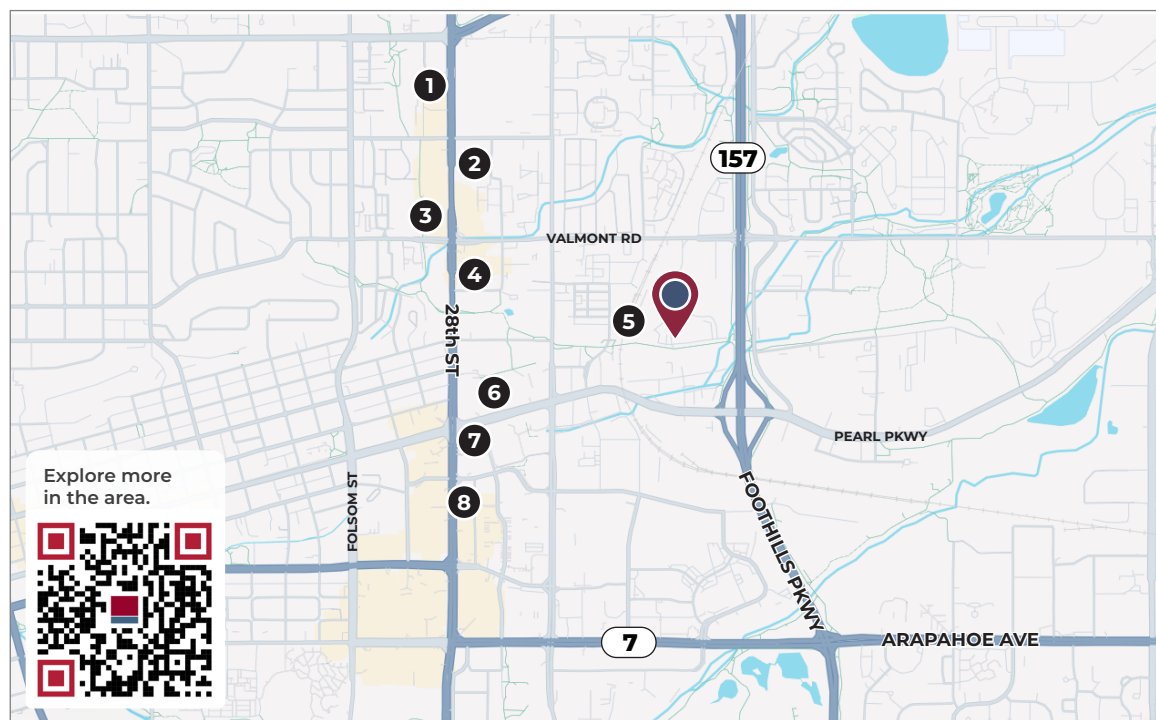
PROPERTY FLOOR PLAN



PROPERTY LOCATION



**2800 WILDERNESS PL,
BOULDER, CO 80301**



- 1 Moe's Bagels
- 2 Verde
- 3 Rayback
- 4 Walgreens
- 5 Shamane's Bake Shoppe
- 6 Whole Foods Market
- 7 Target
- 8 Trader Joe's

Explore more
in the area.



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