



# FOR SALE

## Office/Flex/R&D

7084 Winchester Circle | Boulder, CO 80301



**PRICE REDUCED TO \$2,450,000**

### CONTACT:

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## 7084 WINCHESTER CIRCLE

### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,950,000 (\$140/SF) <b>\$2,450,000</b> <b>(\$87.00/SF)</b>
<b>Building Size:</b>	28,200 SF
<b>Year Built:</b>	1980
<b>Power:</b>	Heavy
<b>Parking:</b>	117 Surface Spaces (4.1/1,000 SF+/-)
<b>Zoning:</b>	IM (Industrial/ Manufacturing)
<b>Taxes:</b>	\$26,120 (2018)

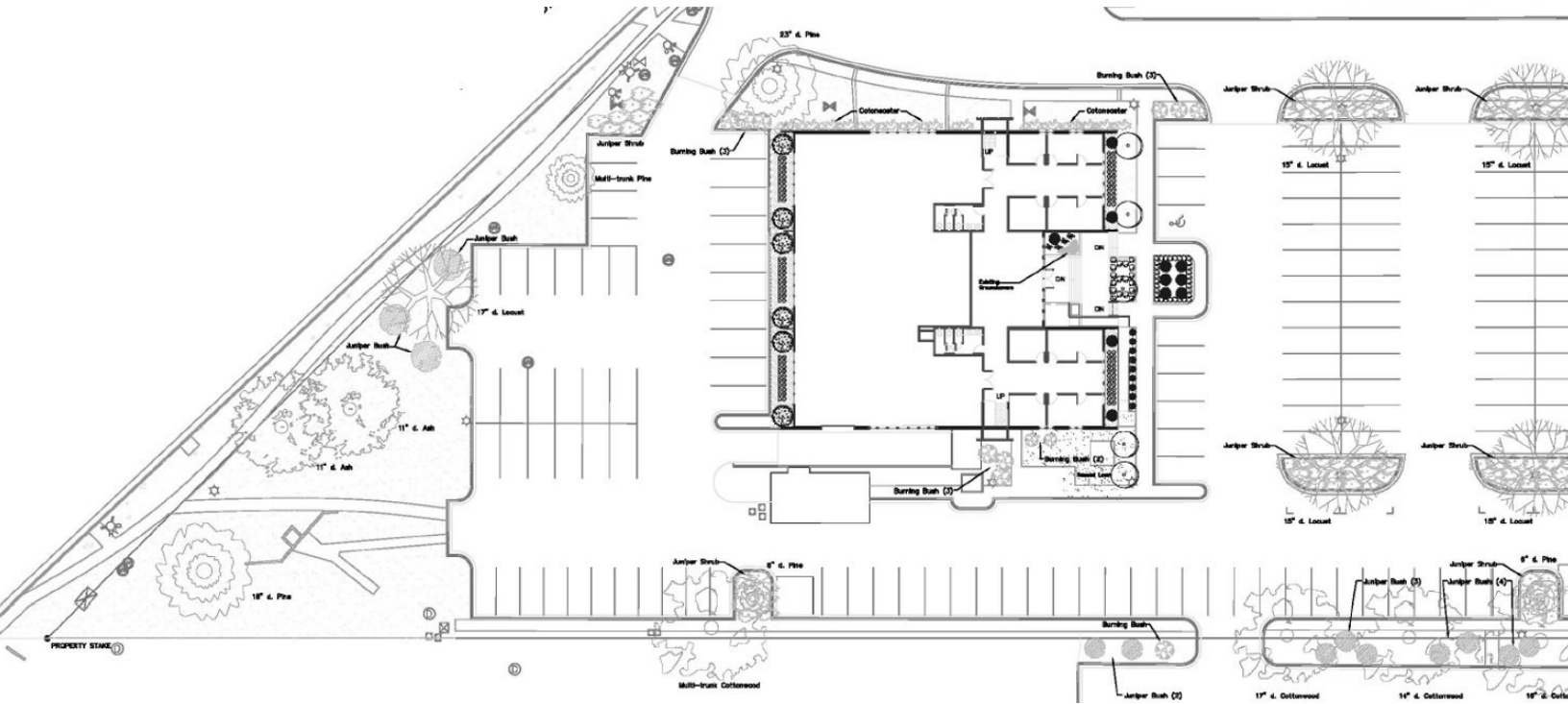
### PROPERTY OVERVIEW

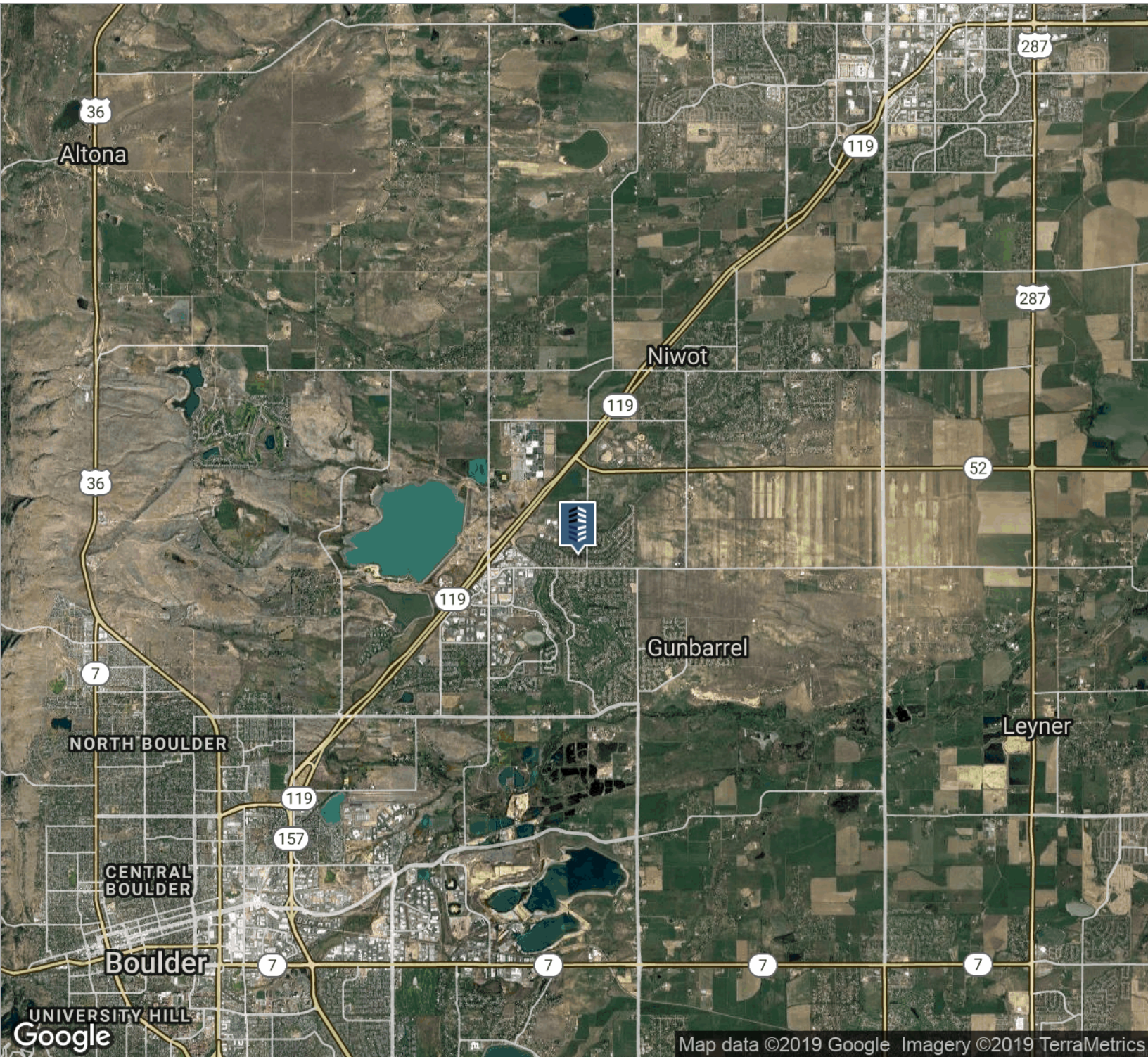
Originally the home of Emerson/MicroMotion, this rare freestanding office/flex building is available for purchase. The three-story property is partially built out with office/lab space, and can accommodate return to laboratory, storage, and manufacturing use.

Conveniently located near the intersection of Winchester Circle and North 71st Street, it is just minutes away from the Diagonal Highway, and a short drive from Downtown Boulder.

### PROPERTY HIGHLIGHTS

- Great Owner User or Investment Opportunity
- Office/Flex and Research & Development Property
- Ample Parking
- Sprinklered Building
- Heavy Power (To be verified by electrician)
- Exterior Loading Doors





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