







NORTH BOULDER INDUSTRIAL-FLEX SPACE FOR LEASE

1501 Lee Hill Drive, Boulder, CO 80304

Incredible finishes in this N Boulder flex condo.

Overhead door loading, four parking spaces and open floorplan with finished offices in the front of the space. Creative space with an opportunity to move into a turn-key space including cubes and office furniture.

FEATURE HIGHLIGHTS

-  Drive-In Door
-  Kitchenette
-  Quiet
-  Sprinklers

PROPERTY OVERVIEW

SUITE 4	1,875 RSF
LEASE RATE	\$14.00 - \$16.00/RSF NNN
EXPENSES (EST)	Taxes - \$10.17/RSF HOA - \$3.07/RSF Insurance - \$0.49/SF
AVAILABLE	Immediately
BUILDING SIGNAGE	Available
PARKING	4 assigned parking spaces
ZONING	IS-1

SUITE 4



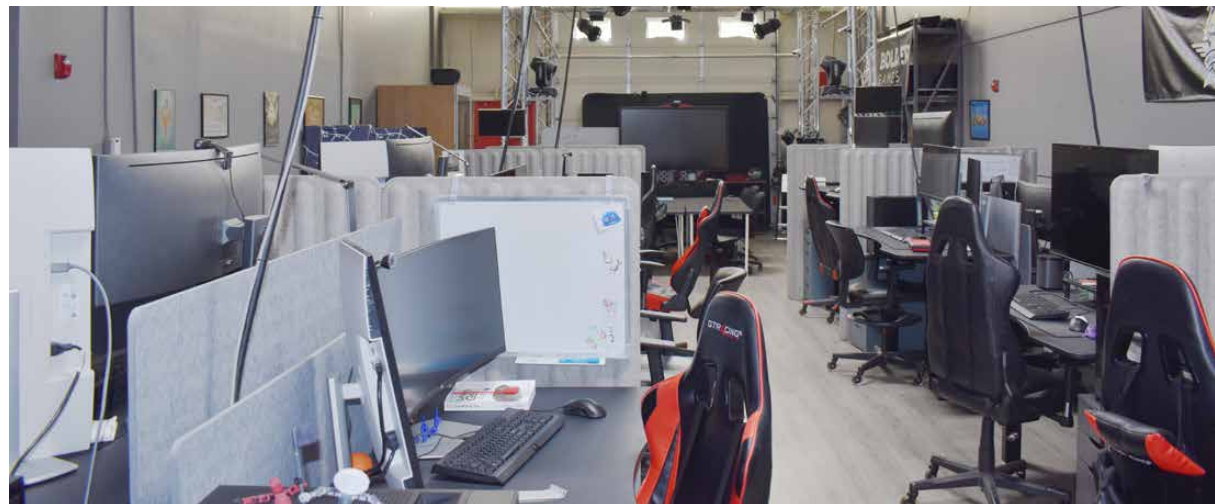
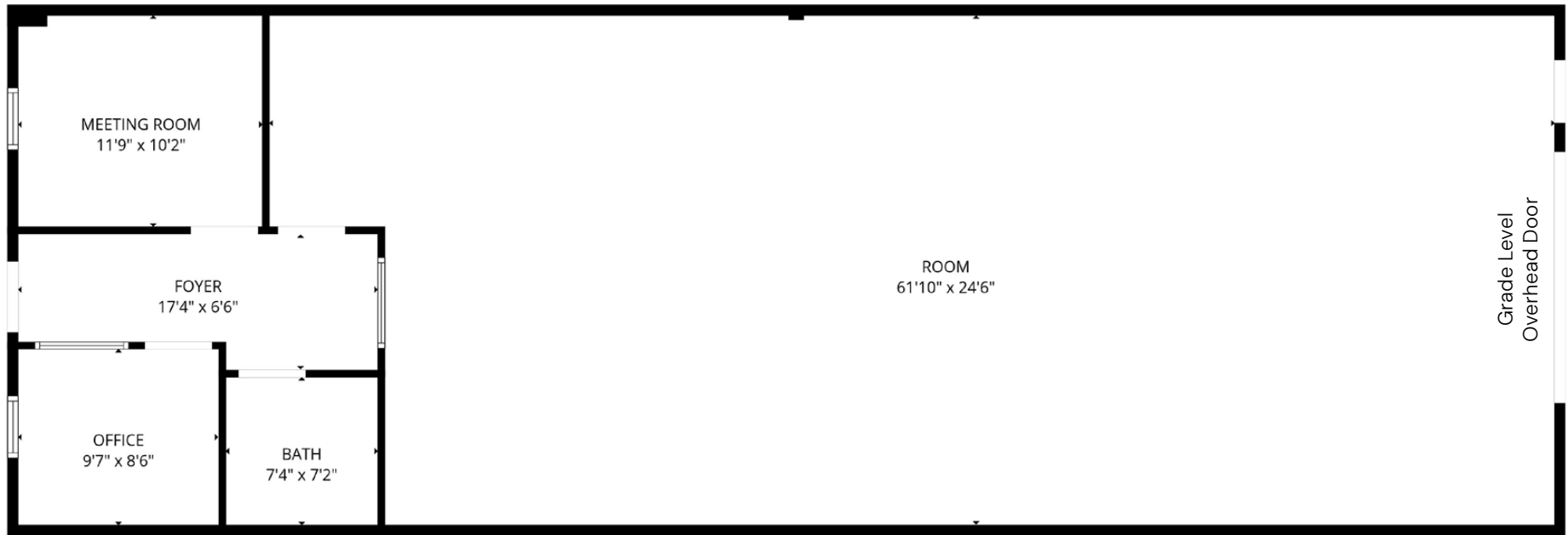
FOR MORE INFORMATION:



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PROPERTY FLOOR PLAN



PROPERTY LOCATION

