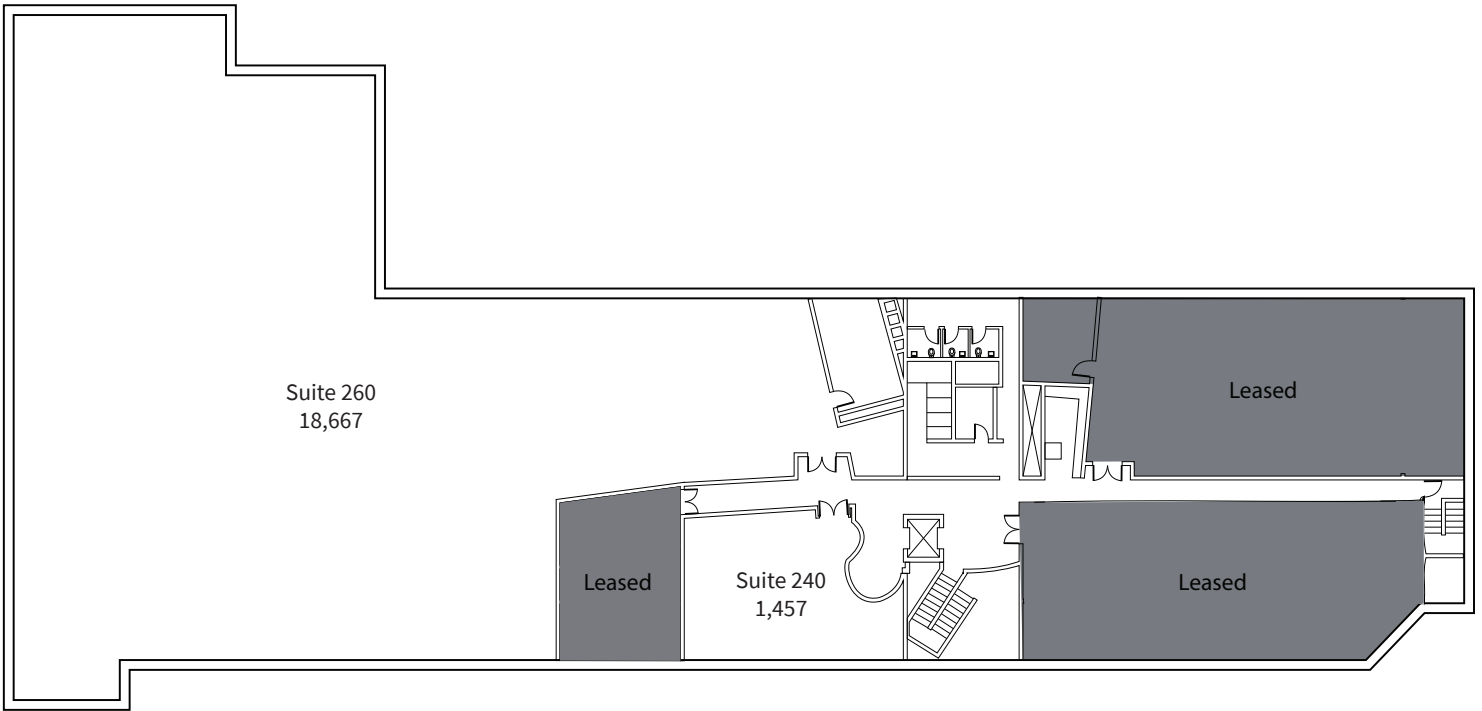




100 Superior
BOULDER COUNTY
18,667 SF available

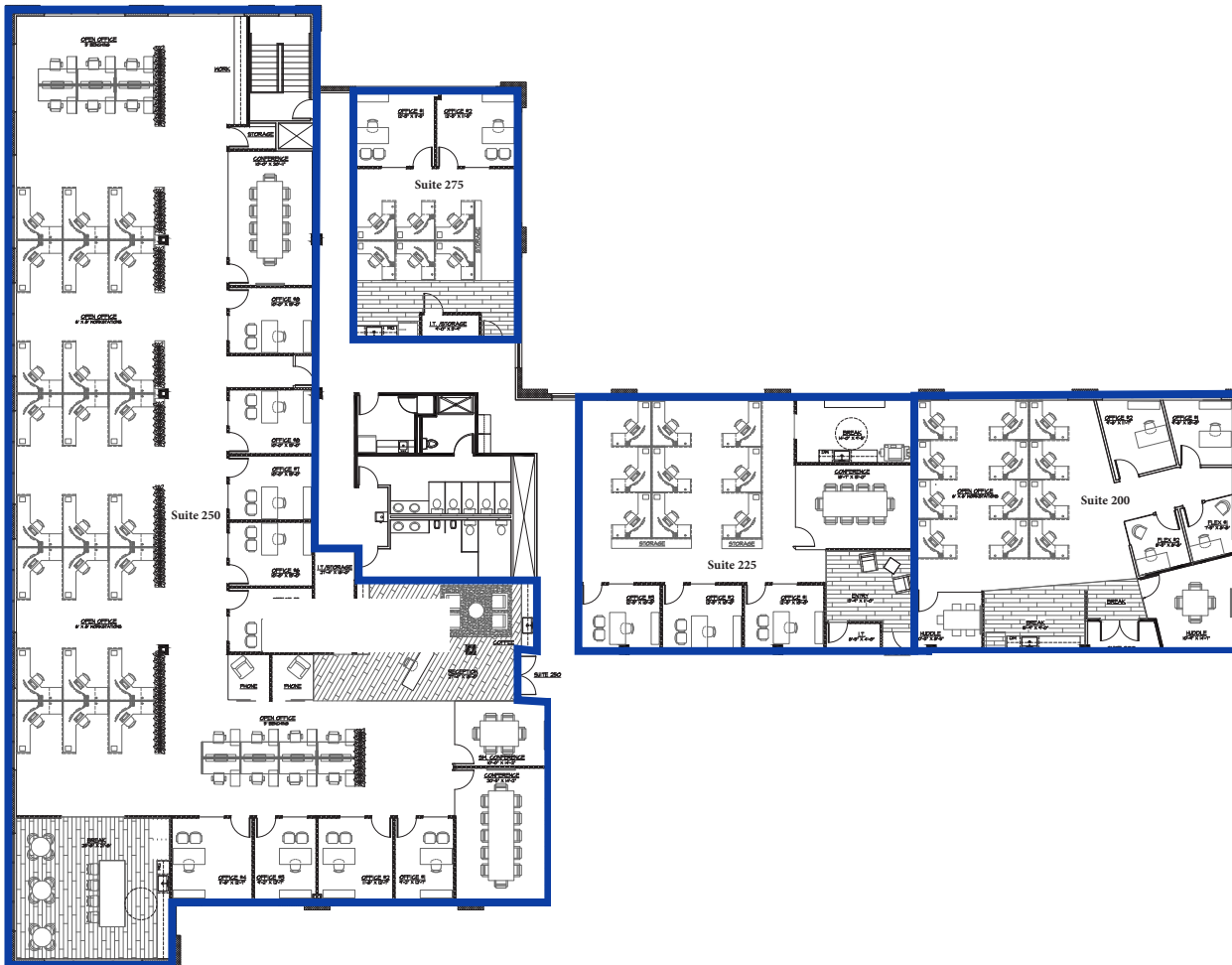


Second Floor



Hypothetical Space Plan

18,667 RSF Available Divisible to 10,000 SF





Building & Location *Highlights*

- Highly visible HWY 36 signage opportunity
 - Abundant retail in close proximity
 - Adjacent to the new Downtown Superior Development
 - US-36 Bikeway allows easy accessibility to and from nearby communities
 - 70,000 Vehicles per day on HWY 36 & 24,000 vehicles per day on McCaslin Blvd
- (Source: OTIS Colorado for 2020)



BUILDING SIZE
56,019 SF



LEASE RATE
\$18.00-\$20.00/NNN



PROPERTY TYPE
Office/Retail



PLUG N' PLAY
Furniture available



ELECTRIC VEHICLE
Charging stations



PARKING
4.23 : 1,000 RSF



TI ALLOWANCE
Negotiable

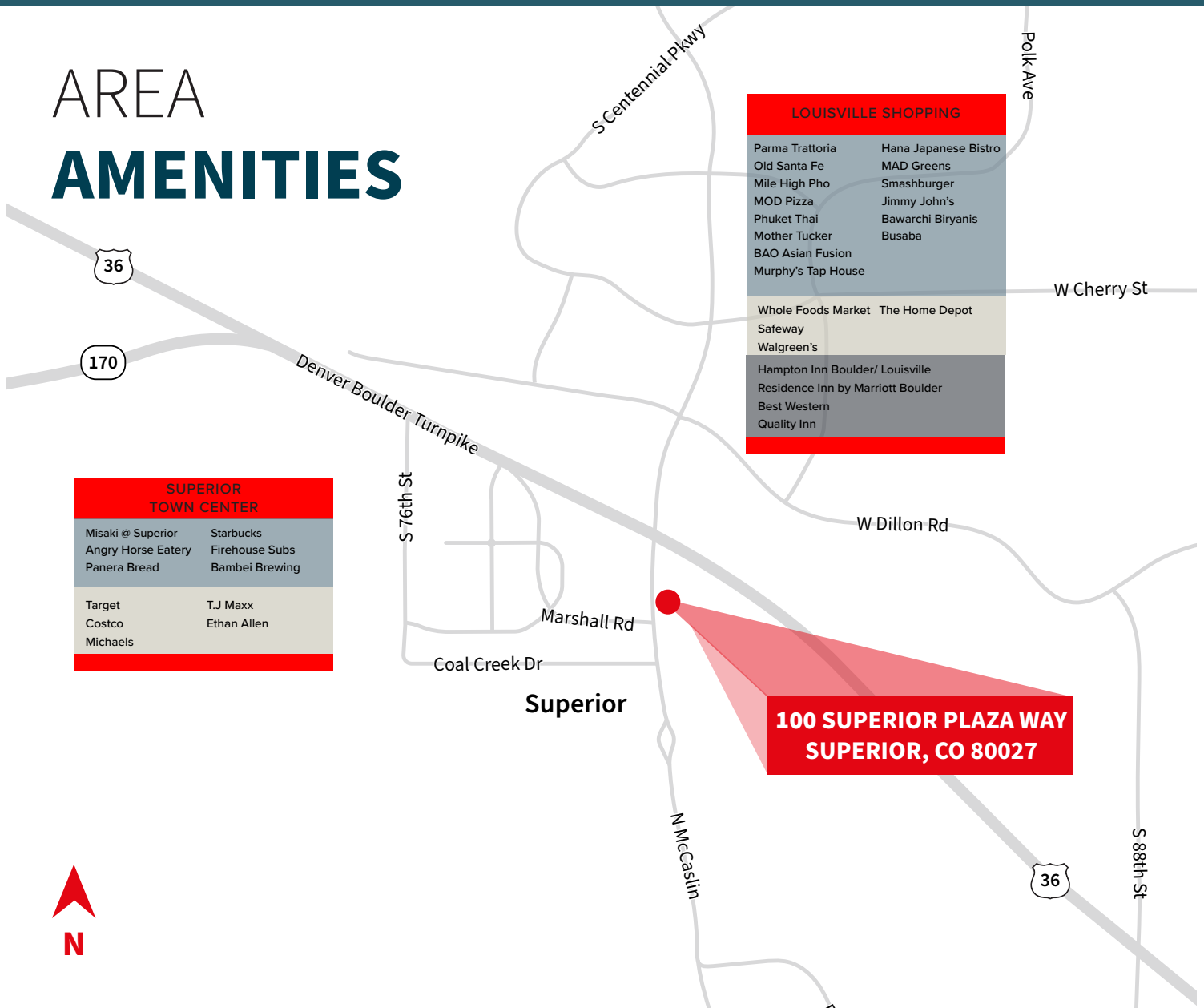


OPERATING EXPENSES
\$14.50/SQ FT



ON-SITE
Showers and lockers

AREA AMENITIES



SUPERIOR TOWN CENTER	
Misaki @ Superior	Starbucks
Angry Horse Eatery	Firehouse Subs
Panera Bread	Bambei Brewing
Target	T.J Maxx
Costco	Ethan Allen
Michaels	

LOUISVILLE SHOPPING	
Parma Trattoria	Hana Japanese Bistro
Old Santa Fe	MAD Greens
Mile High Pho	Smashburger
MOD Pizza	Jimmy John's
Phuket Thai	Bawarchi Biryani's
Mother Tucker	Busaba
BAO Asian Fusion	
Murphy's Tap House	
Whole Foods Market	The Home Depot
Safeway	
Walgreen's	
Hampton Inn Boulder/ Louisville	
Residence Inn by Marriott Boulder	
Best Western	
Quality Inn	

**100 SUPERIOR PLAZA WAY
SUPERIOR, CO 80027**



CENTRALLY LOCATED PROVIDING QUICK ACCESS TO BOTH DENVER AND BOULDER

DRIVE TIMES

Downtown Denver: 25 min

Downtown Boulder: 10 min

Denver International Airport: 50 min

Interlocken: 10 min

Rocky Mountain Metropolitan Airport: 10 min



32
RESTAURANTS



7
HOTELS



14
PARKS



2
TRAILS



PROMINENT US-36 SIGNAGE OPPORTUNITY

70,000 VEHICLES
PER DAY ON HWY 36

Area Demographics

- > Over \$127,292 median household income
- > 8.67% 1-year median property growth value
- > 35.9 median age

*2019 Data USA



FOR MORE INFORMATION:

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