

**SUBLEASE SPACE FOR LEASE**  
3360 MITCHELL LANE, BOULDER CO



### Property Highlights

Available Suites:	Suite A : 2,777 SF
Lease Rate:	\$9.50 NNN
Expenses:	\$6.50
Zoning:	IG-D
Term:	Available immediately, lease expires 8/31/2013

### Additional Information

Space features cubes, private offices, labs and kitchen. Private shower and bathrooms. Adjacent to the running/ bike path. Unique setting with natural light on three sides.

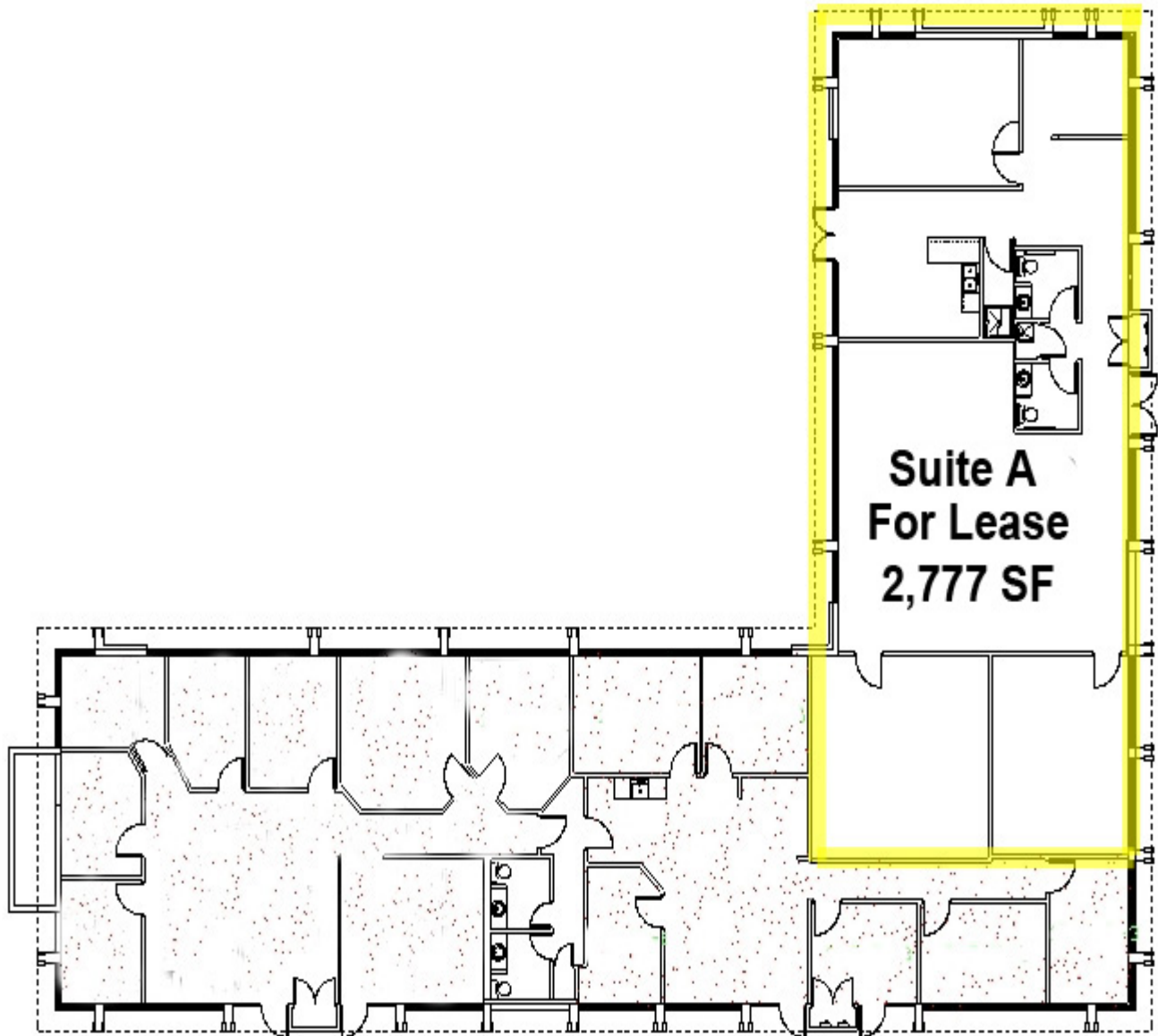


4th Quarter 2011  
Xceligent # 413211

**Jason P. Kruse, CCIM**  
**303.449.2131 x 149**  
[jason@coloradogroup.com](mailto:jason@coloradogroup.com)

**The Colorado Group, Inc. • 303.449.2131 • [www.coloradogroup.com](http://www.coloradogroup.com)**  
**3434 47th Street • Suite 220 • Boulder, CO 80301**

# FLOOR PLAN SUITE A



**Jason P. Kruse, CCIM**  
**303.449.2131 x 149**  
[jason@coloradogroup.com](mailto:jason@coloradogroup.com)

**The Colorado Group, Inc. • 303.449.2131 • [www.coloradogroup.com](http://www.coloradogroup.com)**  
**3434 47th Street • Suite 220 • Boulder, CO 80301**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.