

# OFFICE SPACE FOR LEASE

4820 RIVERBEND RD., BOULDER CO



## Property Highlights

Space Available:	1,675 square feet
Lease Rate:	\$14.75 NNN
Expenses:	\$6.75
Zoning:	BT-2
Parking:	22 spaces (shared)

## Additional Information

This building boasts an excellent location across the street from Boulder Community Hospital, with easy access to Foothills Parkway and Arapahoe Ave. Located on the North East Corner of 48<sup>th</sup> Street and Arapahoe, this building has outstanding visibility with high traffic counts. It also has ample parking with 22 shared spaces.



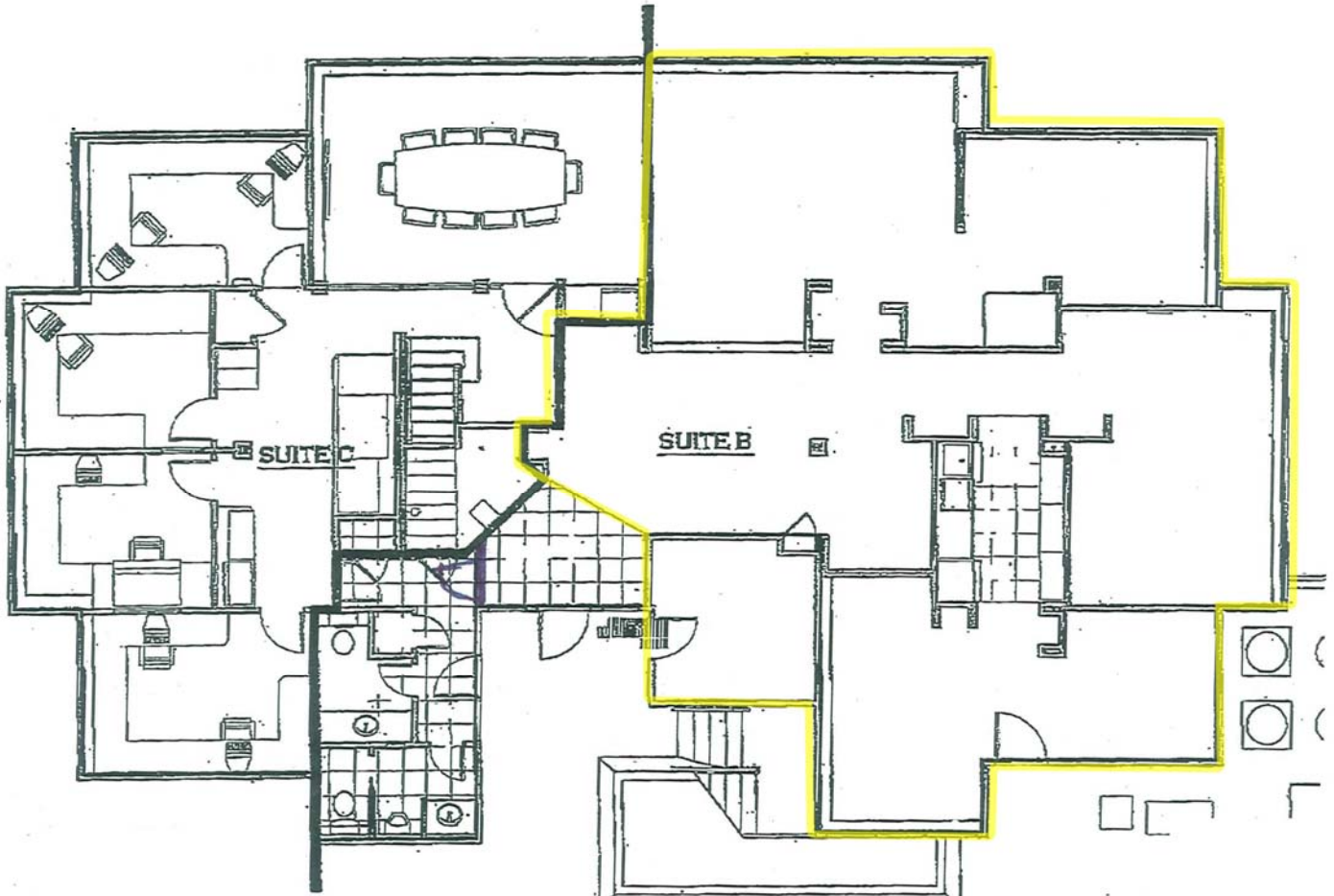
2nd quarter 2010  
Xceligent # 413624

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# FLOOR PLAN



**LOWER LEVEL PLAN**  
12-4-08  
**4820 RIVERBEND RD.**

**SQUARE FOOTAGE CALC**  
(Inside wall, NIC Mechanical)  
Suite B .....1,675  
Suite C .....1,136



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