

Colorado
Group

CHRISMAN
COMMERCIAL

LIGHT INDUSTRIAL SPACE FOR LEASE EAST BOULDER

1668 VALTEC, SUITE H & I, BOULDER, CO 80301



PROPERTY HIGHLIGHTS

Suite H - This 2,943 SF space consists of 3 perimeter offices, private restroom, kitchenette and open warehouse with grade level door. This space is available January 1, 2020 and can be combined with Suite I for a total of 5,874 SF.

Suite I - This 2,931 SF space consists of open office area, conference room, private restroom, kitchenette and open warehouse with dock high door. This space is available November 1, 2020 and can be combined with Suite H for a total of 5,874 SF.

Suite H:	2,943 RSF - Available 1/1/2021
Suite I:	2,931 RSF - Available 11/1/2020
Lease Rate:	\$11.00/RSF NNN
Expenses:	\$6.38/RSF (plus utilities & trash)
Zoning:	GI-General Industrial
Parking:	1 per 451 SF

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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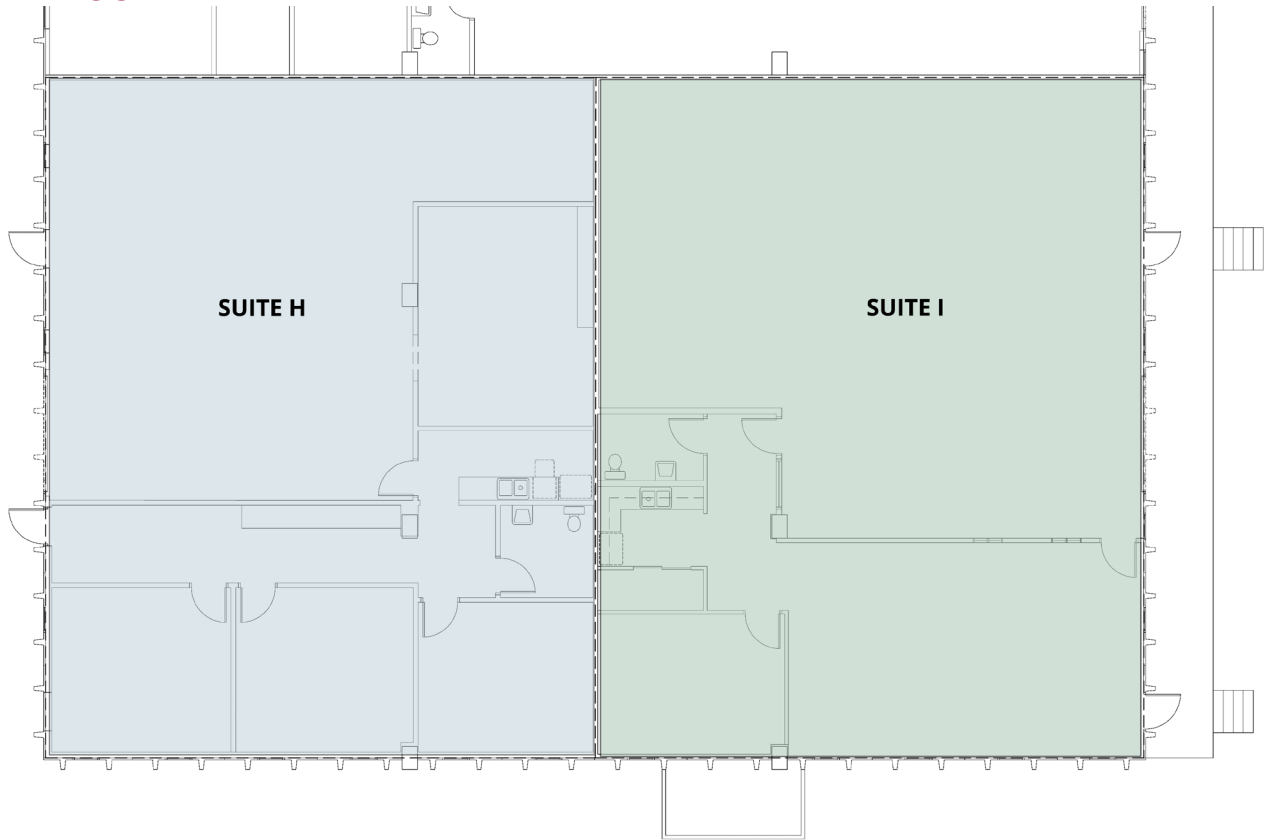
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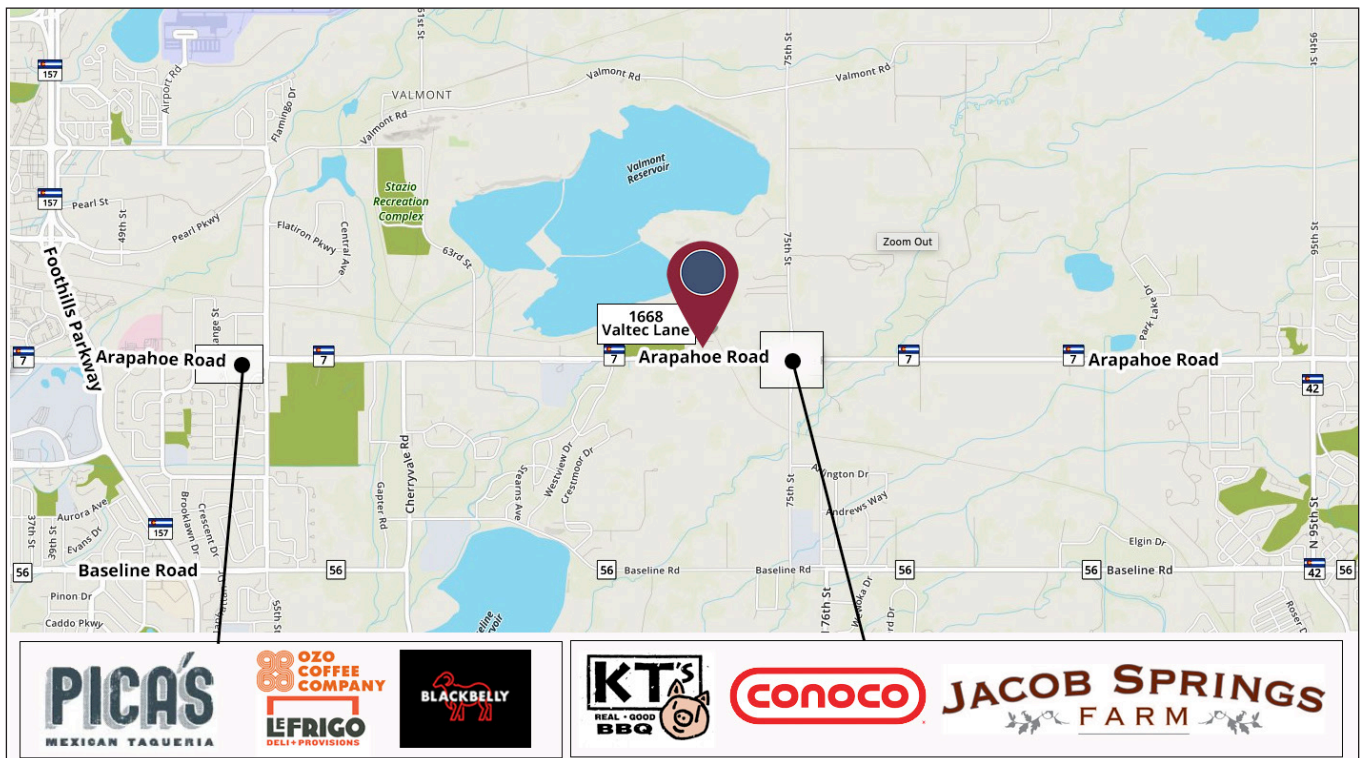
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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* For a complete disclaimer, please see page one of this brochure.