



### PROPERTY HIGHLIGHTS

**Rare opportunity to lease a 3,700 square foot free standing office building.** As a stand alone building this property offers an impressive corporate identity. Situated in the heart of Boulder it is within walking distance to many restaurants and shops and features a nice mix of both private and open office environment with free on-site parking. Please call listing Brokers to set up a private tour of this property.

- Great corporate identity
- Central location
- Free on-site parking
- Windows on all sides
- Oversized grade-level door
- Functional mix of private and open office space

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<b>Available SF:</b>	3,700 RSF
<b>Available:</b>	Immediately
<b>Lease Rate:</b>	\$21.00/RSF
<b>Expenses:</b>	\$10.39/RSF
<b>Lease Term:</b>	Negotiable

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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.

### CONTACT US

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# OFFICE SPACE FOR LEASE

## FREESTANDING OFFICE BUILDING

Colorado  
Group

1845 FOLSOM STREET, BOULDER, CO 80302

### PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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

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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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