



PROPERTY HIGHLIGHTS

2865 Wilderness Place is an Office/Flex space which offers the best of both. The perimeter offices are nicely built out with an additional wide-open carpeted area allowing for collaboration and a large work-space. The warehouse area is easily accessible with a dock high door and grade level door in back plus there are oversized double doors in the front. With currently low expenses, the space offers an entrepreneurial space solution for bringing everything together under one roof.

Location - Location - Location. The building is located in a prime area in Central Boulder offering a convenient location with many amenities nearby. It is situated a few blocks from the Google campus, The Boulder Commons, S'Park, Transit Village and the 29th Street Mall. It is about an 8-minute drive to the Pearl St. Mall and is located directly off the Goose Creek bike path connecting to a large bike path network.

- Well-maintained space
- Local responsive ownership
- On-site parking
- Near restaurants
- Dock high & grade level door
- Nicely built-out offices
- Near bike path
- High ceilings

Available SF:	9,000 - 11,000 RSF (approximately)
Available:	Immediately
Lease Rate:	\$18.50/RSF NNN
Expenses:	\$5.00/RSF (Est. 2020)
Zoning:	IG - Industrial General

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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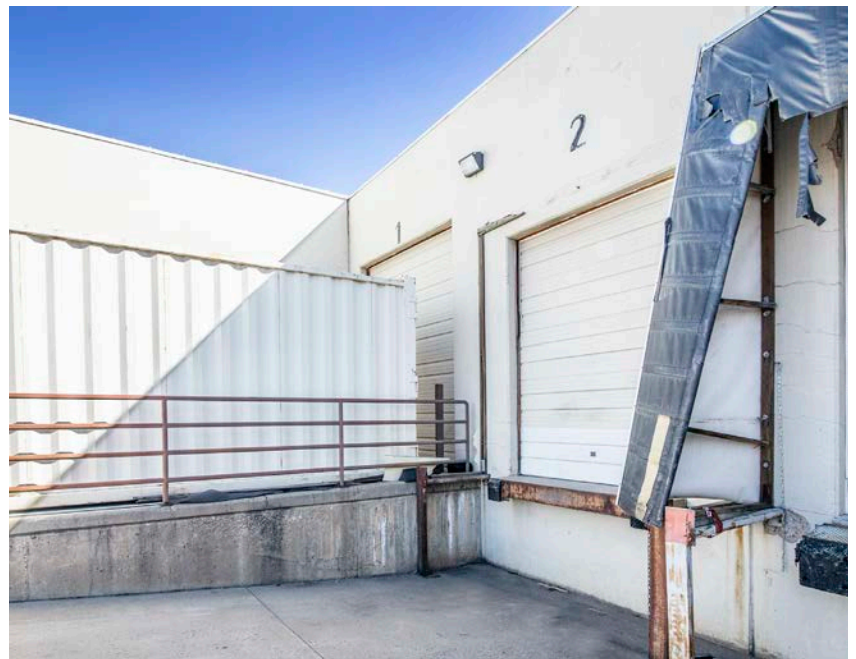
The Colorado Group, Inc
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OFFICE/FLEX SPACE FOR LEASE ON WILDERNESS PLACE

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Group

2865 WILDERNESS PLACE, BOULDER, CO 80301

PROPERTY PHOTOS



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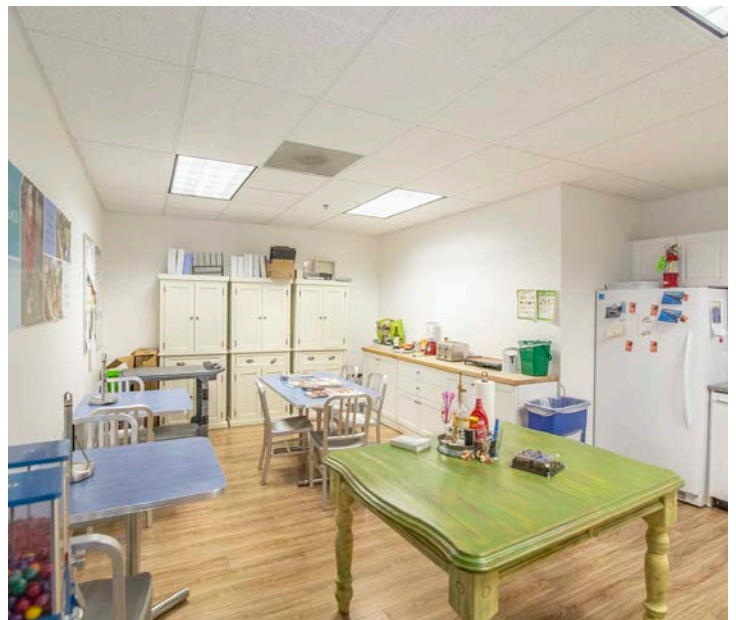
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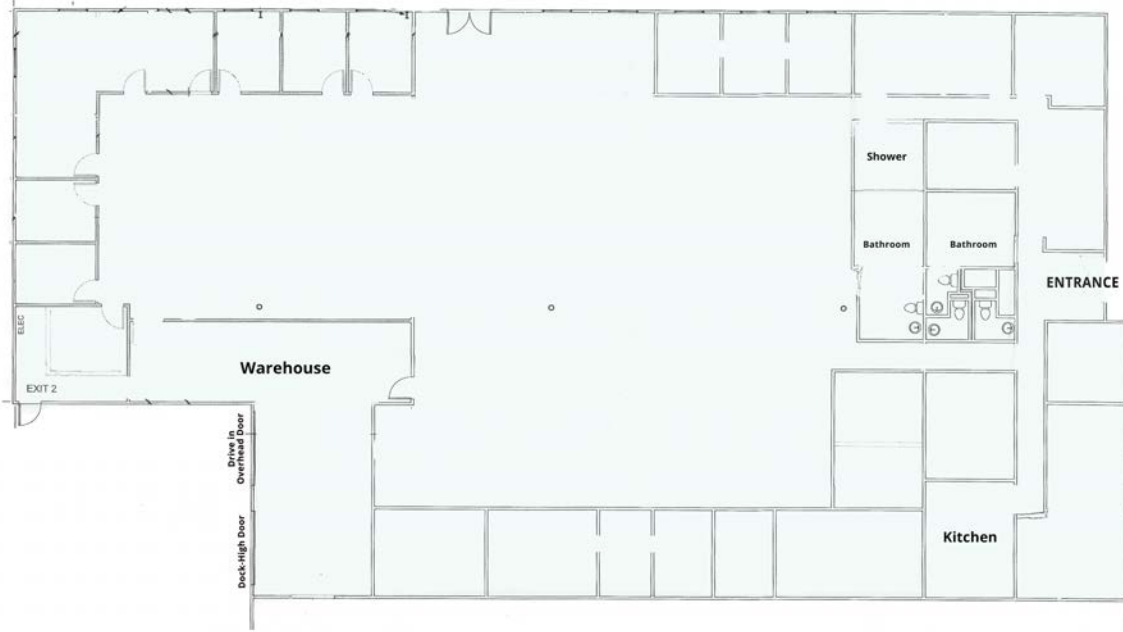
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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