



INDUSTRIAL / FLEX SPACE FOR LEASE

3015 STERLING CIRCLE
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Great office/showroom space located minutes away from Valmont City Park and the United States Post Office. Highly visible store front on busy Valmont Road. Ample parking available with building and monument signage. Suite 200 is comprised of 2 offices, open showroom/office space with concrete floors and private restroom.

- Abundant natural light
- Highly visible location
- Open floor plan
- High ceilings (13' clear height)
- Tenant Exclusive HVAC Equipment
- On-site parking

Suite 200	1,878 RSF
Available	Immediately
Lease Rate	\$15.00/RSF NNN
Expenses (Est)	\$8.11/RSF plus utilities
Zoning	IG

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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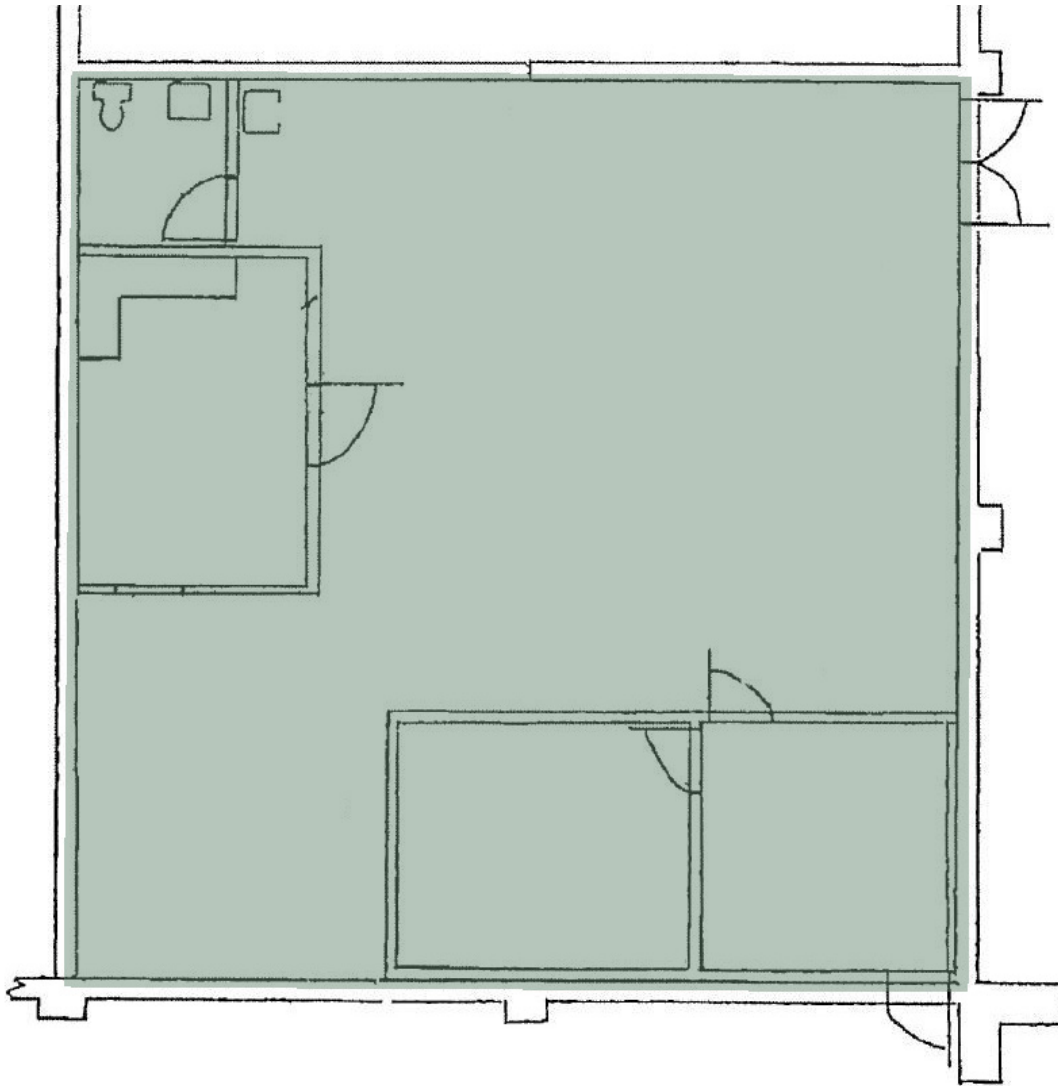
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PROPERTY FLOOR PLAN - Suite 200



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

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PROPERTY LOCATION

