



PROPERTY HIGHLIGHTS

Extensively updated in recent years, the Spirit Building features an inviting lobby and public spaces, workout facilities, on-site management and a new parking lot. Conveniently located with easy access to/from Boulder, Niwot, and Longmont.

Suite 300 features two private offices, open office environment, and kitchen.

- Convenient Gunbarrel Location
- Close to bike path and trails
- On-site showers, locker rooms, gym
- Close to restaurants and breweries

Suite 300:	2,690 RSF
Lease Rate:	\$12.50/RSF NNN
Expenses:	\$6.91/RSF
Lease Term:	Negotiable
Zoning:	IG
Parking:	84 Spaces

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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FLEX/R&D SPACE FOR LEASE THE SPIRIT BUILDING

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4665 NAUTILUS COURT SOUTH, SUITE 300, BOULDER 80301

PROPERTY PHOTOS



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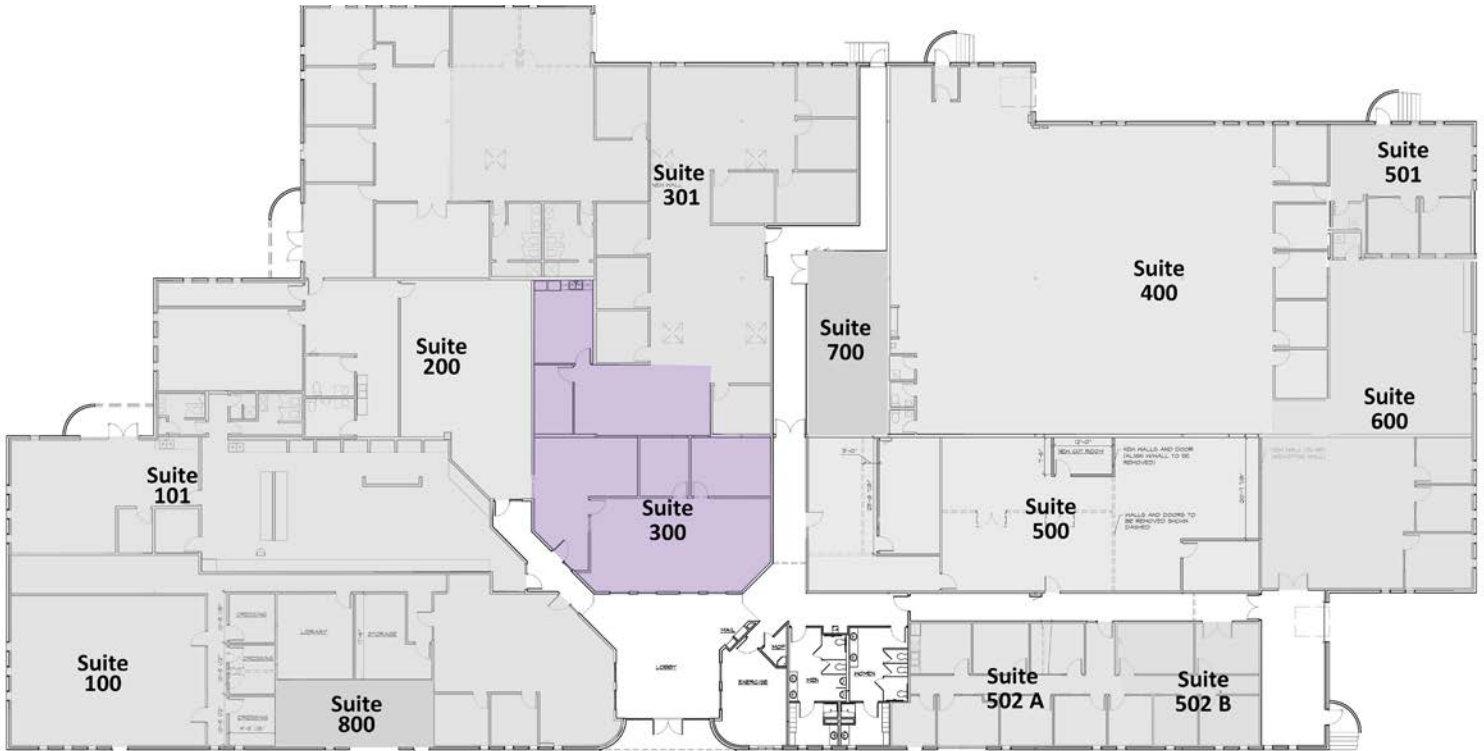
* For a complete disclaimer, please see page one of this brochure.

FLEX/R&D SPACE FOR LEASE THE SPIRIT BUILDING

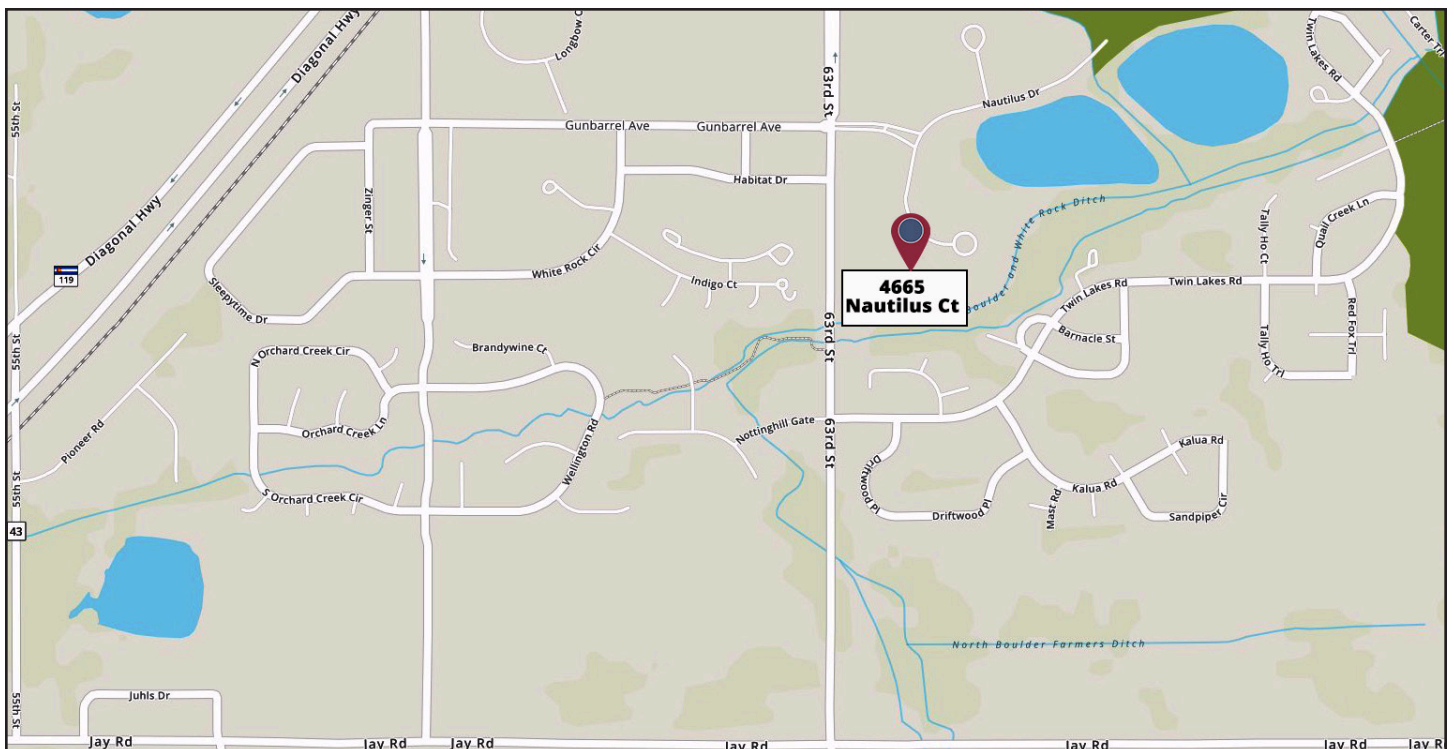
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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