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VIDEO TOUR](#)



### PROPERTY HIGHLIGHTS

**Remodeled in 2018, glass walls and a wide-open work area provides collaborative workspace as well as closed door quiet when needed.** The location is private but in the center of great Boulder amenities, public transportation and bike paths. Just a few of the amenities within walking distance are: Blackbelly, Family Bakeshop, Locust Cidery and Tap Room, Pica's Boulder Mexican Taqueria, Snarf's, Ozo Coffee, Vapor Distillery and too many more to name!

Sublease through December 31, 2022 - new direct deal is available.

- Large open area & 2 partially glass-walled perimeter offices
- Oversized conference room
- Men's and Women's separate bathrooms with private showers en-suite.
- Kitchen and break area
- Parking - 8 undesignated spaces
- Comcast Business and other ISPs available
- Sprinklered throughout
- Locally owned with responsive management
- Walking distance to great amenities

**Suite 100:** 3,465 RSF\*  
**Available:** November 1, 2020  
**Lease Rate:** \$15.00/RSF  
**Expenses:** \$7.06/RSF - not including utilities

\* Per Landlord

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

**Scott Crabtree, MBA LEED®AP**  
Broker Associate  
303.449.2131 ext 125  
crabtree@coloradogroup.com

**Christian Smith**  
Principal/Broker Associate  
303.449.2131 ext 123  
christian@coloradogroup.com

**Liz Amaro**  
Broker Associate  
303.449.2131 ext 136  
liz@coloradogroup.com

**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

# 3,465 RSF CONTEMPORARY TECH OFFICE FOR SUBLEASE ON CONESTOGA IN BOULDER

Colorado  
Group

5445 CONESTOGA COURT, SUITE 100, BOULDER, CO 80301

## PROPERTY PHOTOS



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

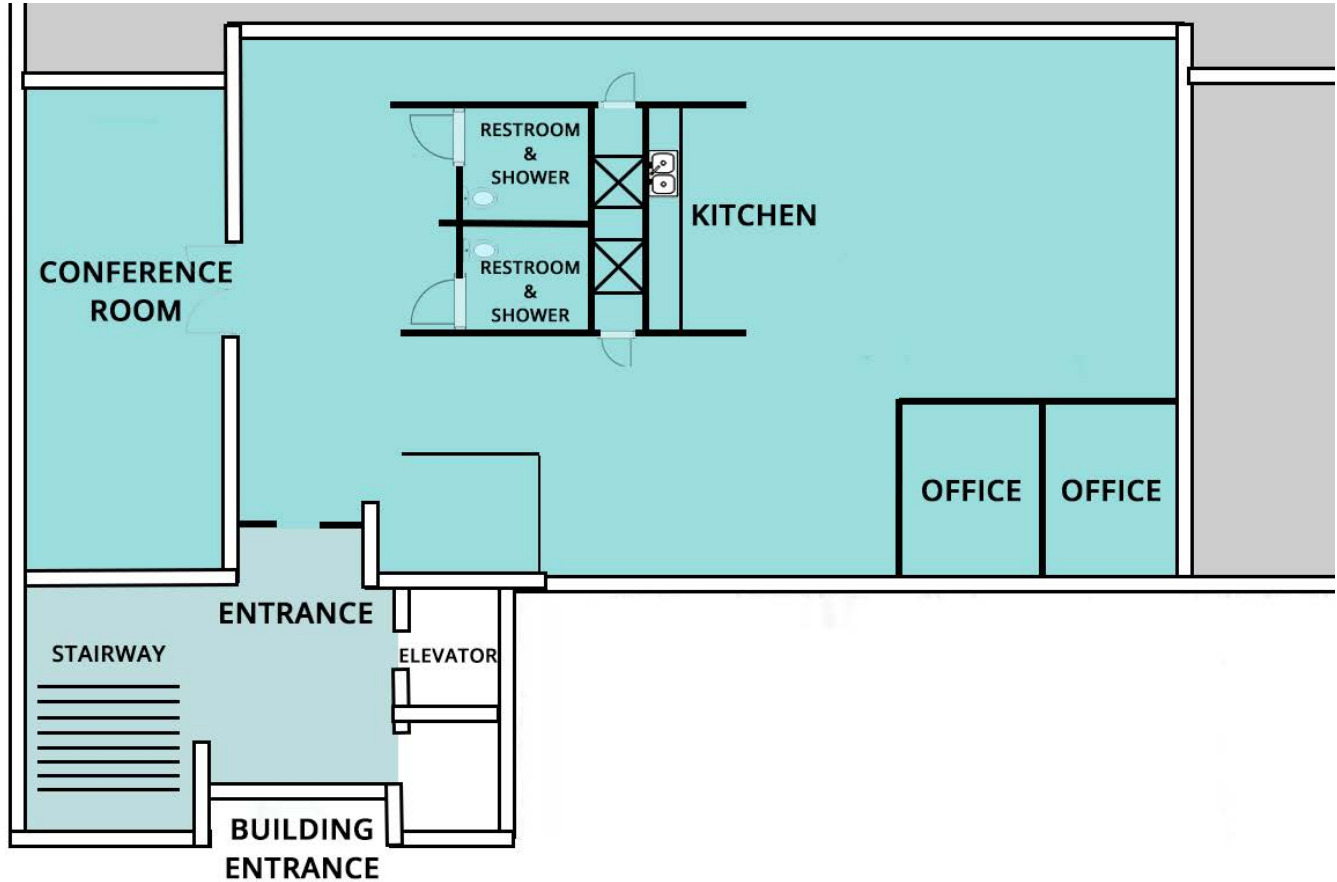
\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY FLOOR PLAN



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## PROPERTY LOCATION

