

[CLICK HERE FOR VIDEO TOUR 1ST FLOOR EAST](#)

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[CLICK HERE FOR VIDEO TOUR 2ND FLOOR](#)



PROPERTY HIGHLIGHTS

The building is perfect for a single user; however, can be divided into separate floors or further demised down to as small as 2,000 square feet. The building has recently been updated with a building wide ionization air purification system. Market Tenant Improvement Allowance available (to be negotiated).

- Building-Wide Ionized Air Purification System
- Multiple fiber optic providers in the Building
- Common area restroom with showers
- Borders to open space with beautiful Mountain views
- Location is convenient access to surrounding cities
- Ample on-site parking

Sale Price:	\$8,850,000 (\$245/SF)
Available:	March 1, 2021
Building Size:	36,136 SF
Site Size:	93,000 SF
Lease Rate:	\$17.25/RSF NNN
Expenses:	\$8.71/RSF (+ utilities & janitorial)
Zoning:	IM-D

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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UNIQUE HIGH TECH SPACE FOR LEASE OR SALE AWARD WINNING TENANT IMPROVEMENT DESIGN

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7007 WINCHESTER CIRCLE, BOULDER, CO 80301

PROPERTY PHOTOS



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

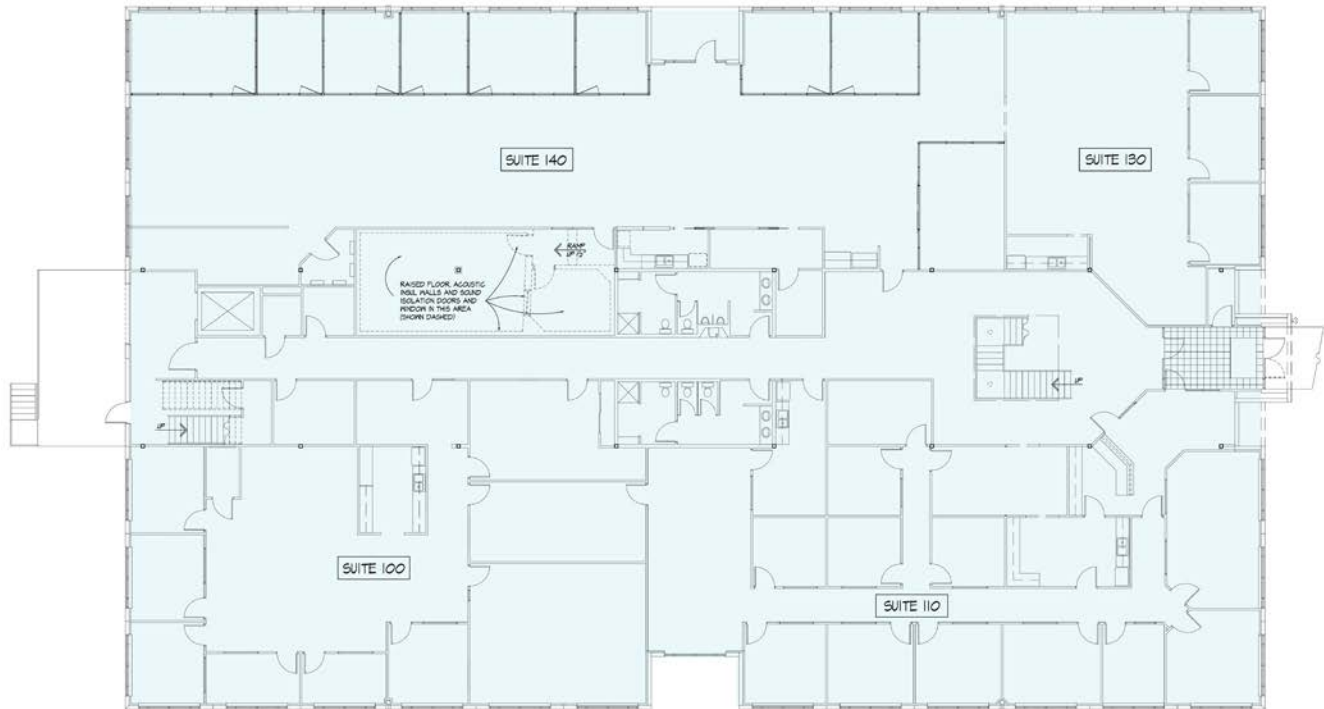
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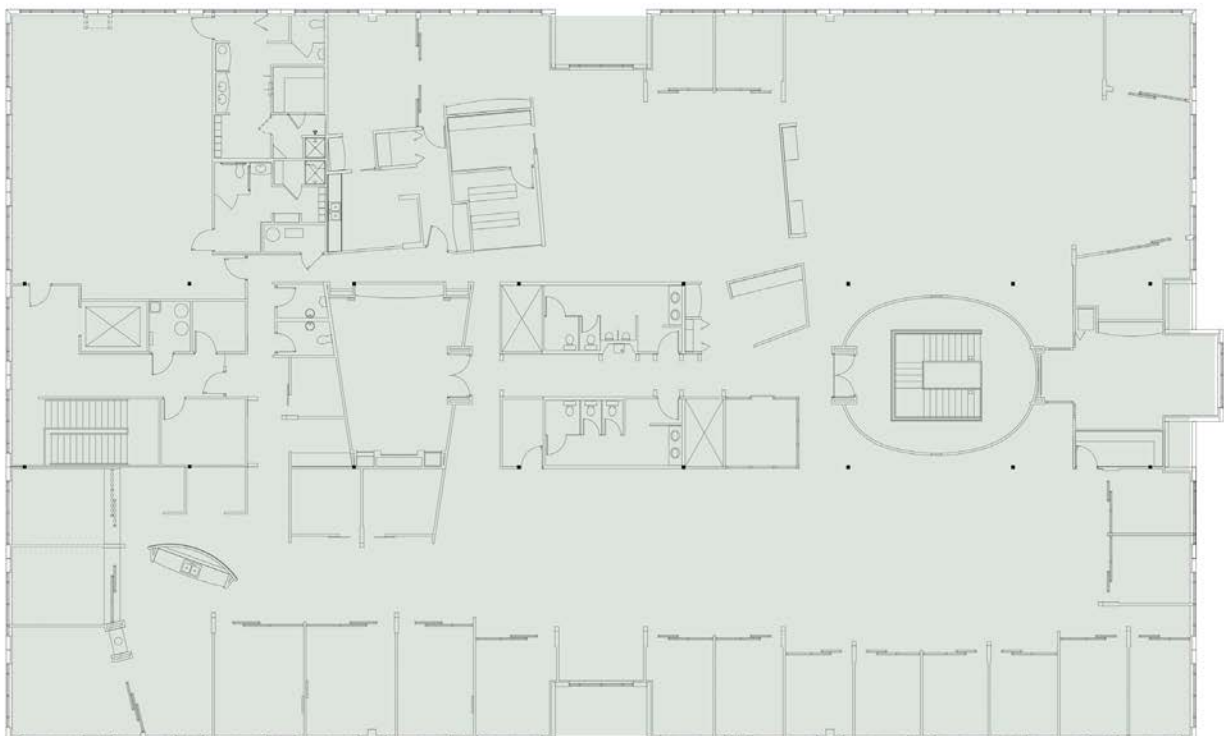
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PROPERTY FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

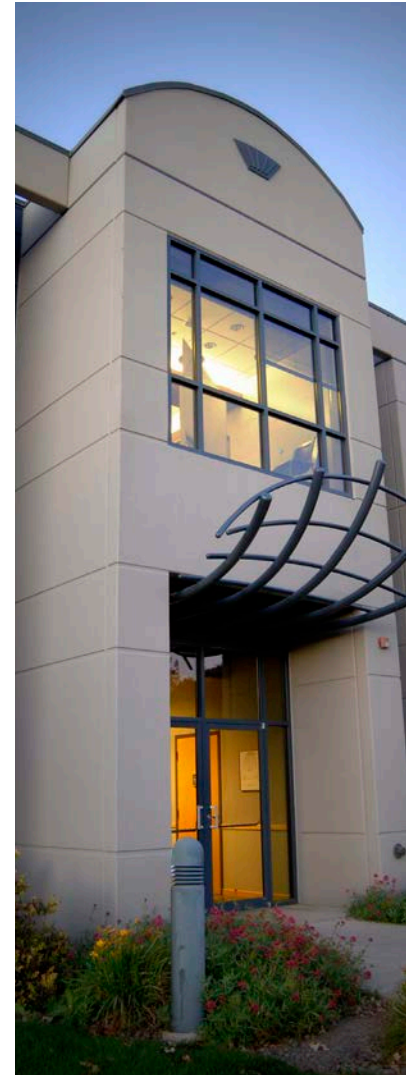
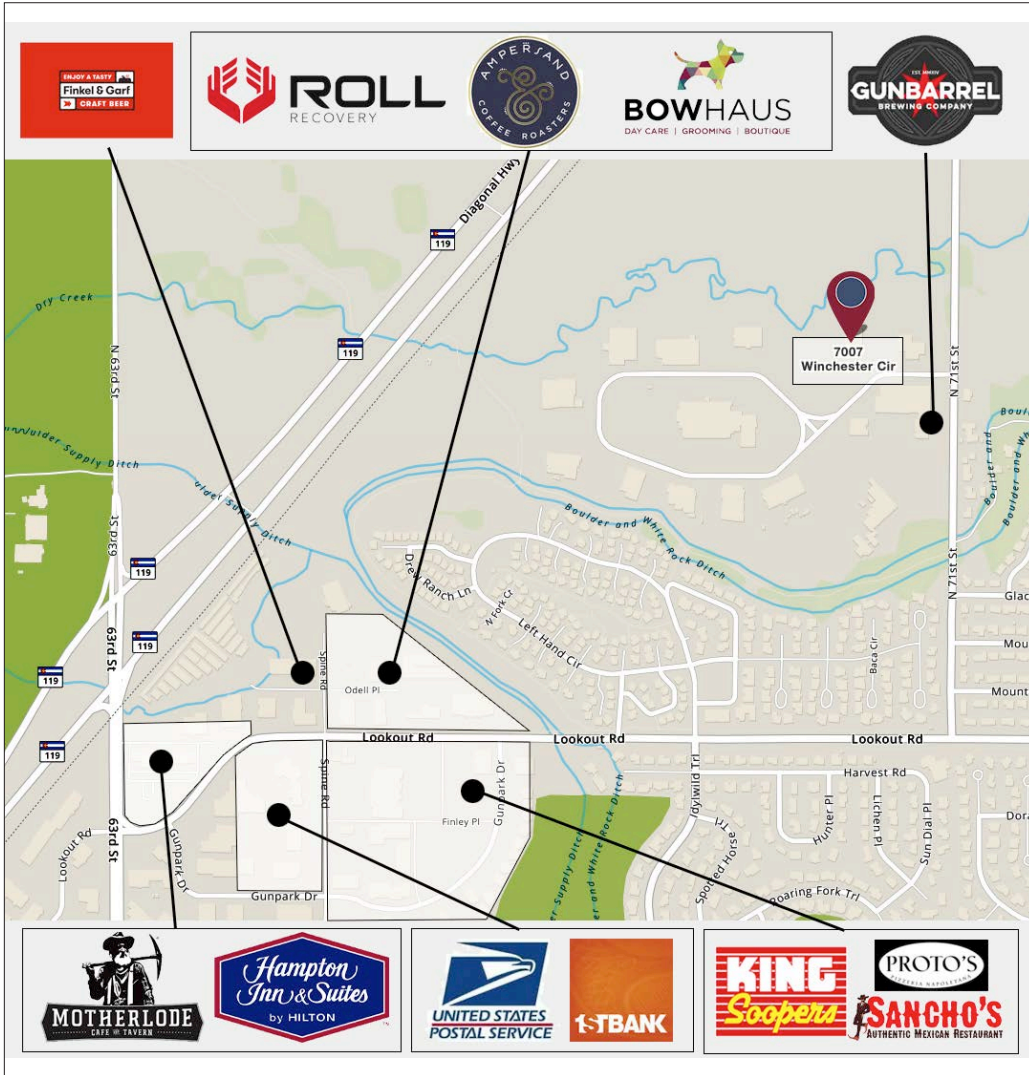


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PROPERTY LOCATION



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