



PROPERTY HIGHLIGHTS

Industrial building conveniently located in East Boulder with easy access to surrounding area. This space has a nice mix of office and warehouse space with AC throughout and a grade level roll up door. It also has ample on-site parking and offers a nice outdoor seating area.

Direct Deal with Landlord possible.

Suite H SF:	2,943 RSF
Available:	60 Days
Lease Rate:	\$11.19/RSF
Expenses(2019):	\$6.38/RSF *plus utilities, trash, and janitorial
Lease Term:	Thru December 2020
Zoning:	GI-General Industrial
Parking:	6 Unassigned

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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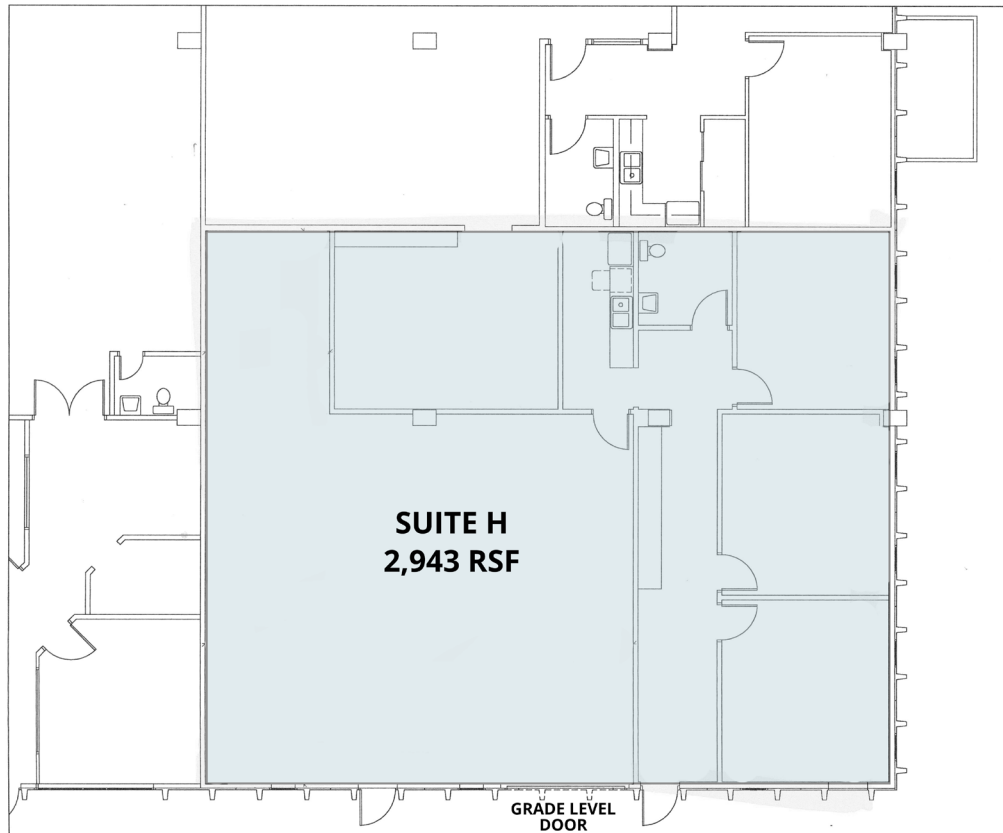
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LIGHT INDUSTRIAL SPACE FOR SUBLEASE EAST BOULDER

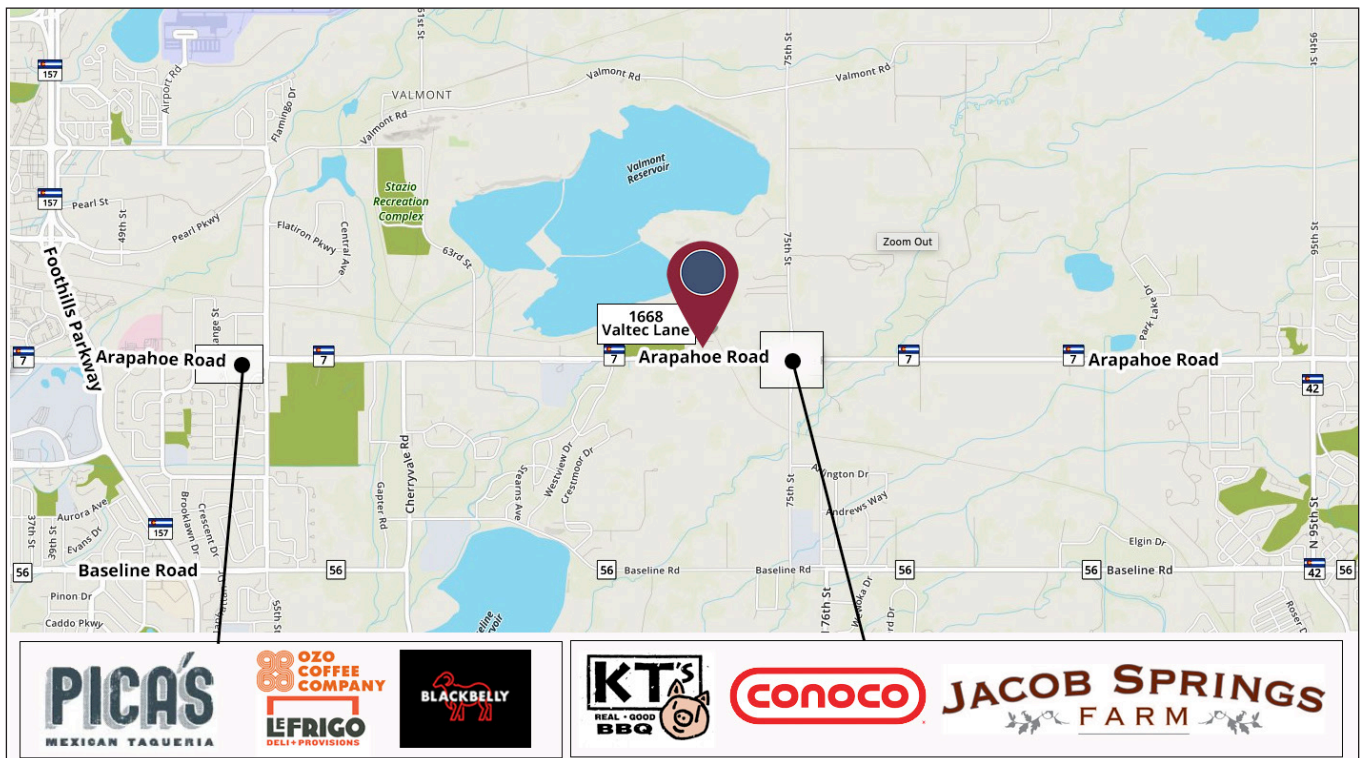
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1668 VALTEC, SUITE H, BOULDER, CO 80301

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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