

▶ 1ST FLOOR WEST
VIDEO TOUR

▶ 2ND FLOOR
VIDEO TOUR

Bipolar Ionization
Air Purification System



PROPERTY HIGHLIGHTS

The building is perfect for a high-tech or bio-tech company as a full floor user on the 2nd floor or further divided into several suites on the first floor. 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

Available SF:	23,115 SF (Divisible to 4,763 SF for lease)
Lease Rate:	\$17.25/RSF NNN
Expenses:	\$8.64/RSF (+ utilities & janitorial)
Availability:	Now
Sale Price:	\$8,850,000 (\$245/SF)
Building Size:	36,136 SF
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. Licensed in the state of Colorado.

CONTACT US

W. Scott Reichenberg
President/Principal
Broker Associate
303.449.2131 ext 130
scott@coloradogroup.com

Susan Chrisman
Principal/Broker Associate
303.449.2131 ext 122
susan@chrismanenterprises.com

Valerie Johnson, CPM
Broker Associate
303.449.2131 ext 120
valerie@coloradogroup.com

John Carlson
Broker Associate
303.449.2131 ext 175
john@coloradogroup.com

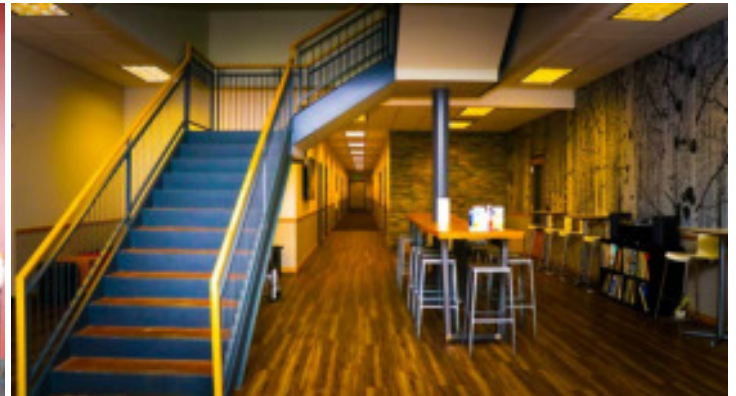
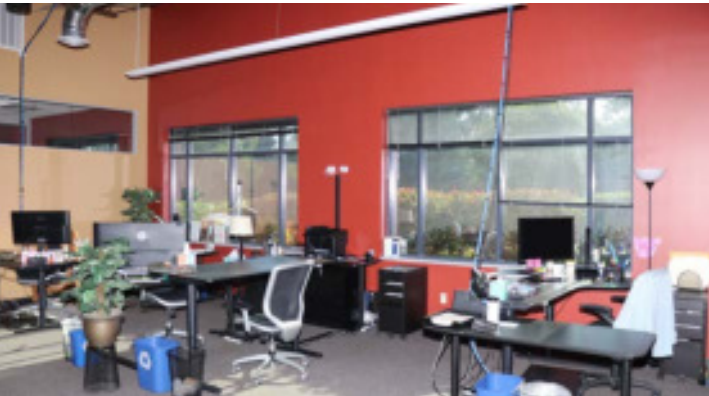
The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

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.

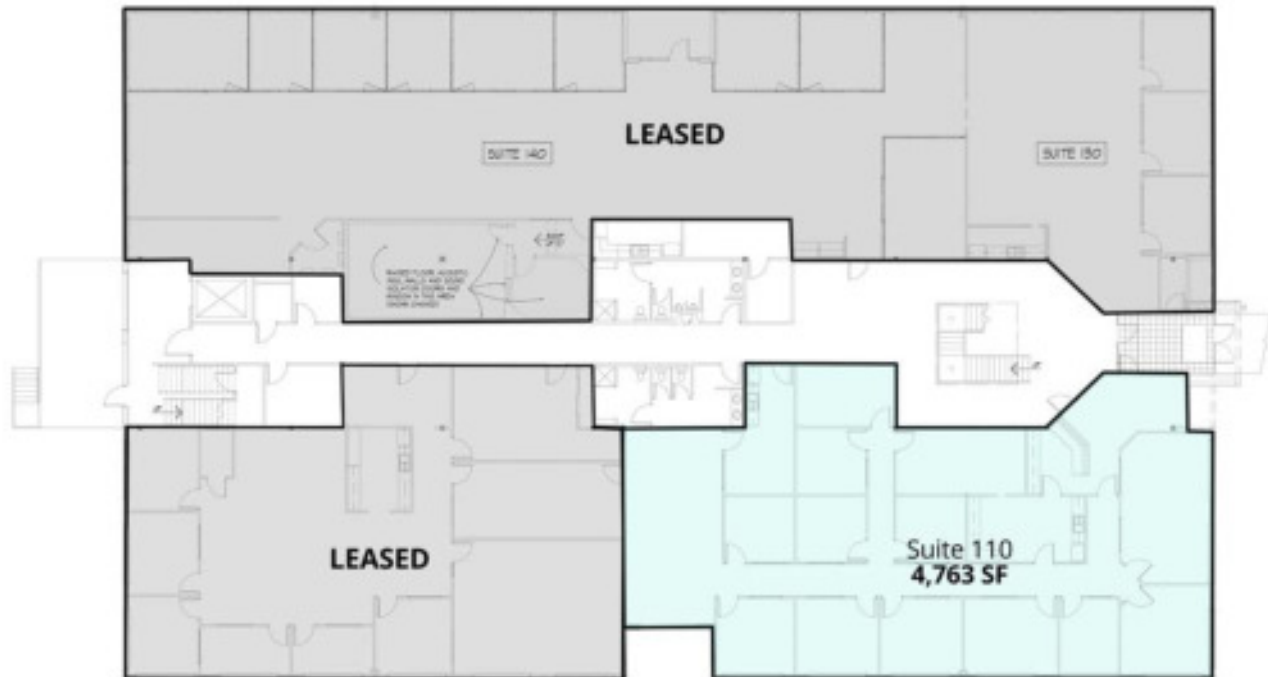
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PROPERTY FLOOR PLANS

FIRST FLOOR



SECOND FLOOR

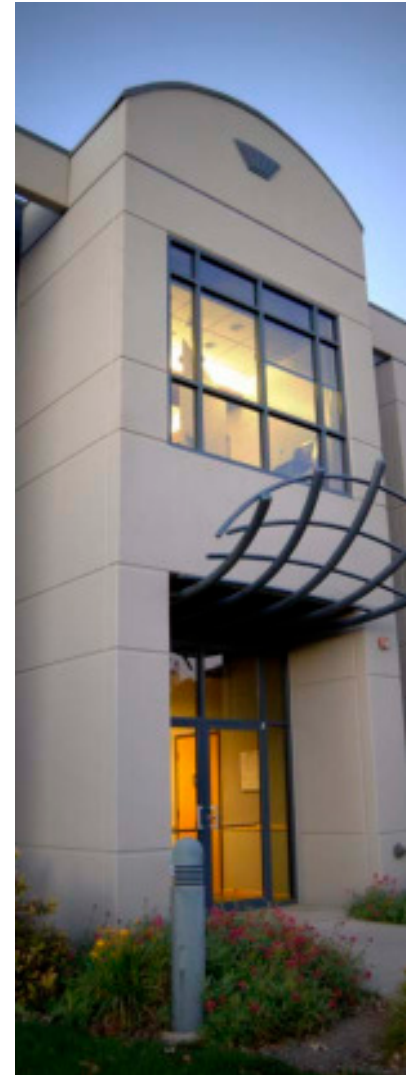


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PROPERTY LOCATION



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