

Bipolar Ionization  
Air Purification System

## HIGH-TECH SPACE FOR LEASE OR SALE

7007 WINCHESTER DRIVE  
BOULDER, CO 80301



### PROPERTY HIGHLIGHTS

#### AWARND WINNING TENANT DESIGN

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

<b>Available SF</b>	23,115 SF (divisible to 4,763 SF for lease)
<b>Lease Rate</b>	\$17.95 /RSF NNN
<b>Expenses (Est)</b>	\$8.64 /RSF (+ utilities and janitorial)
<b>Availability</b>	Now
<b>Sale Price</b>	\$9,215,000 (\$255 /SF)
<b>Building Size</b>	36,136 SF
<b>Zoning:</b>	IM-D

### CONTACT US

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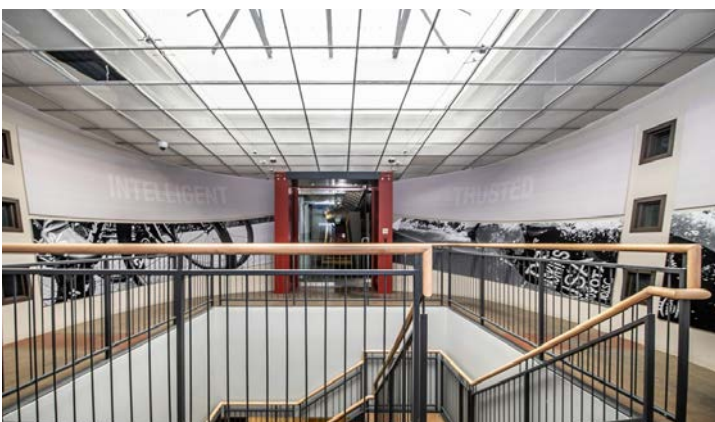
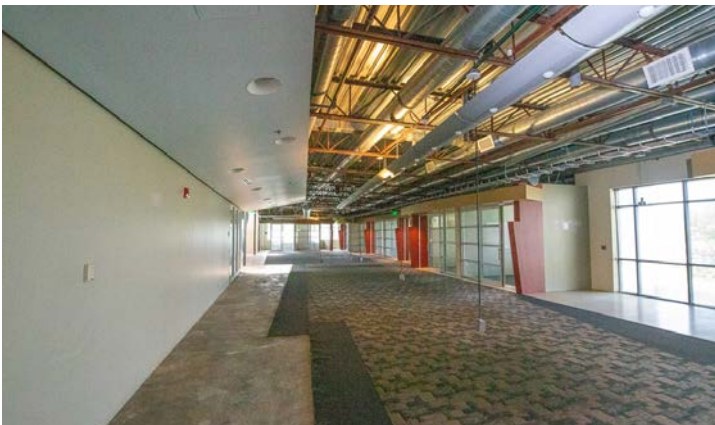
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PROPERTY **PHOTOS**

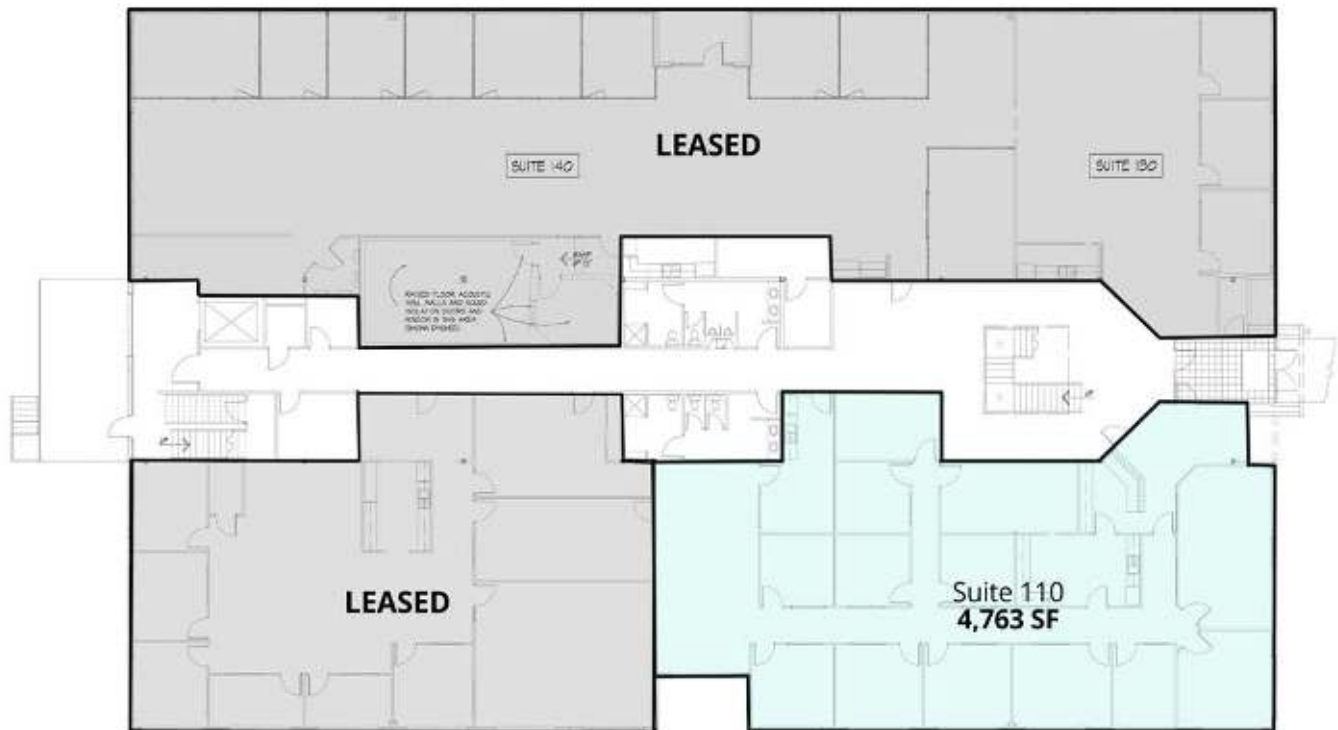


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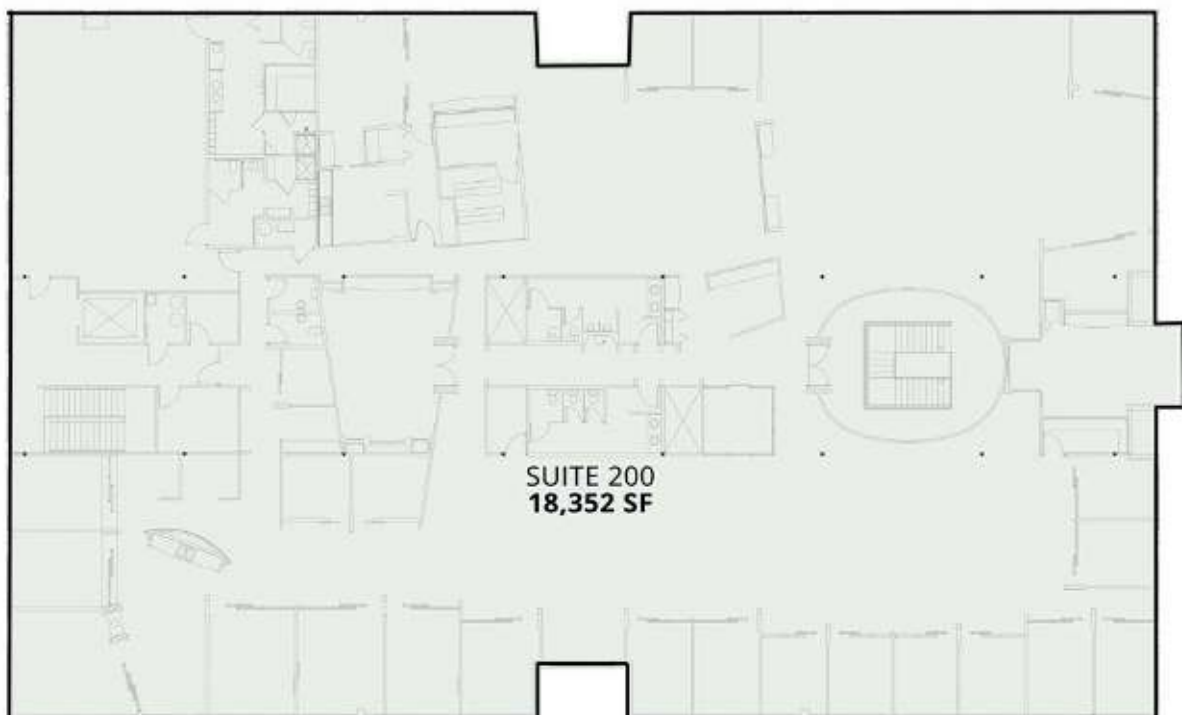
\* For a complete disclaimer, please see page one of this brochure.

PROPERTY **FLOOR PLAN**

FIRST FLOOR



SECOND FLOOR



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# Colorado Group

## PROPERTY LOCATION



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