

Bipolar Ionization
Air Purification System

HIGH-TECH SPACE FOR LEASE OR SALE

7007 WINCHESTER CIRCLE
BOULDER, CO 80301



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VIDEO TOUR

PROPERTY HIGHLIGHTS

AWARD WINNING TENANT DESIGN

The building is perfect for a high-tech or bio-tech company as a full 2nd floor user 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
- Freight sized elevator
- Borders open space with beautiful mountain views
- Location provides convenient access to surrounding cities
- Ample on-site parking
- 2 dock loading slips

Available SF	23,115 SF (18,352 contiguous square feet)
Lease Rate	\$17.95 /RSF NNN
Expenses (Est)	\$8.64 /RSF (+ utilities and janitorial)
Availability	Now
Sale Price	\$9,215,000 (\$255 /SF)
Building Size	36,136 SF
Zoning:	IM-D

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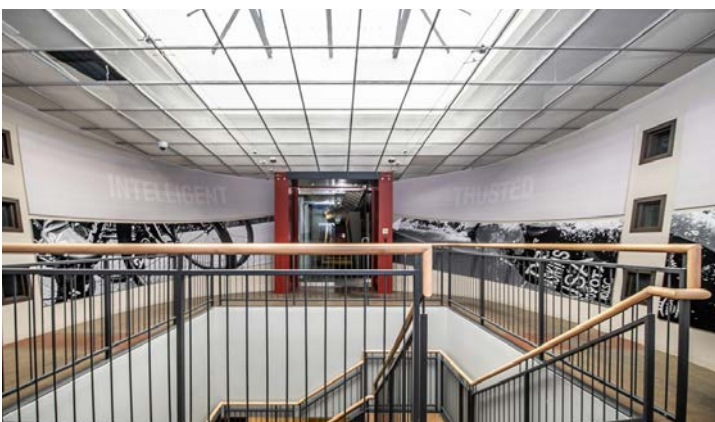
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PROPERTY **PHOTOS**

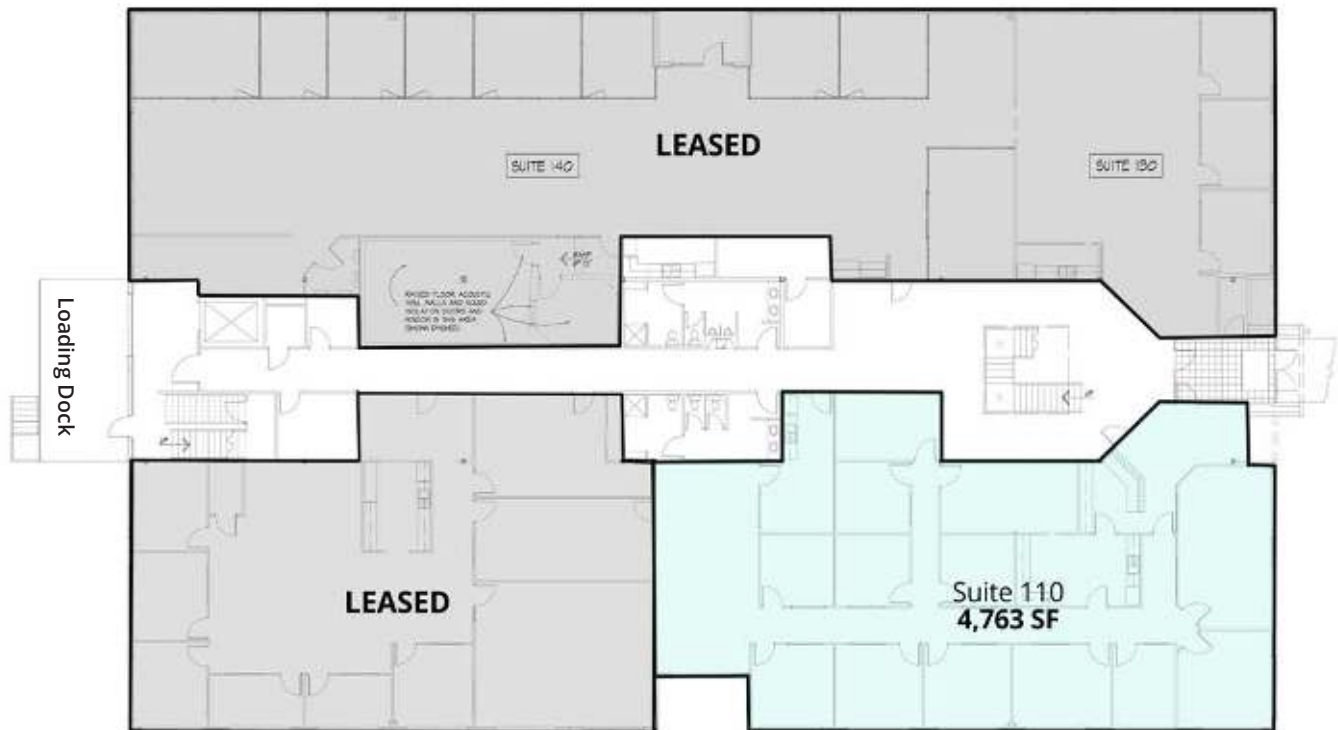


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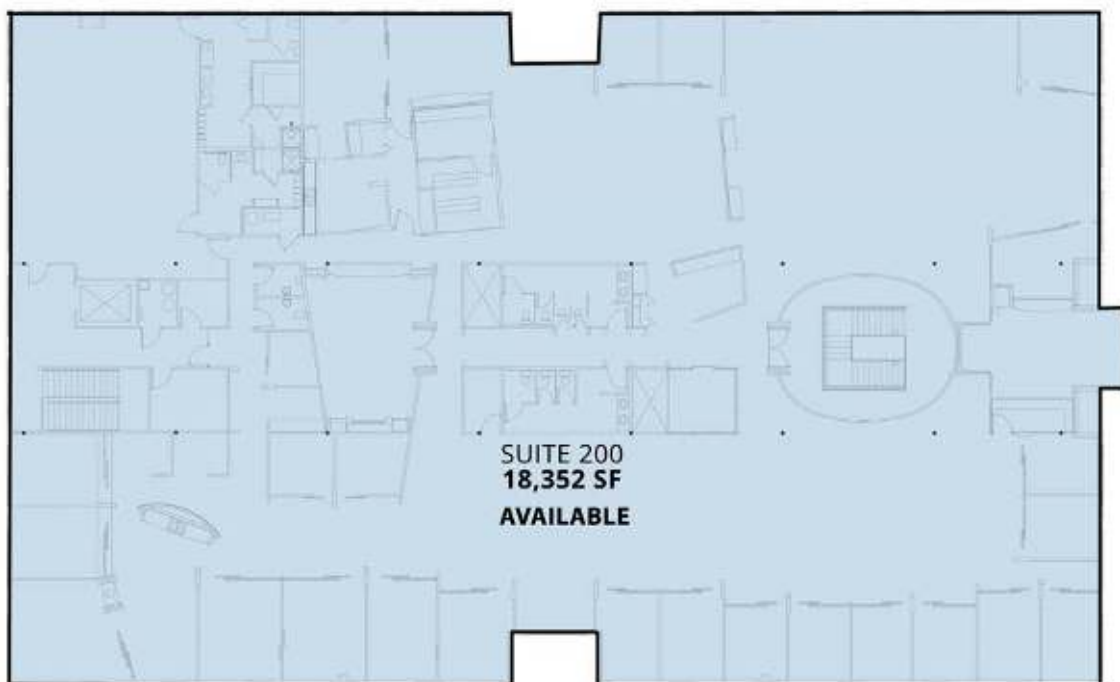
* For a complete disclaimer, please see page one of this brochure.

PROPERTY **FLOOR PLAN**

FIRST FLOOR



SECOND FLOOR



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PROPERTY LOCATION



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