



INDUSTRIAL / OFFICE SPACE FOR LEASE

3063 STERLING CIRCLE
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Units 1 & 8 - 4,853 SF space consists of perimeter offices, conference room, break room, bullpen area, and private restrooms with shower. This space is divisible to 2,127 SF.

Unit 2 - 2,041 SF space is a former music studio. This space can be reconfigured to meet another tenant's needs or can be a plug and play for a music related business.

Suites 1, 2, & 8	6,894 RSF (divisible)
Lease Rate	\$14.50/RSF NNN
Expenses (Est)	\$8.80/RSF
Parking	1: 353 SF
Zoning	I G

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.

CONTACT US

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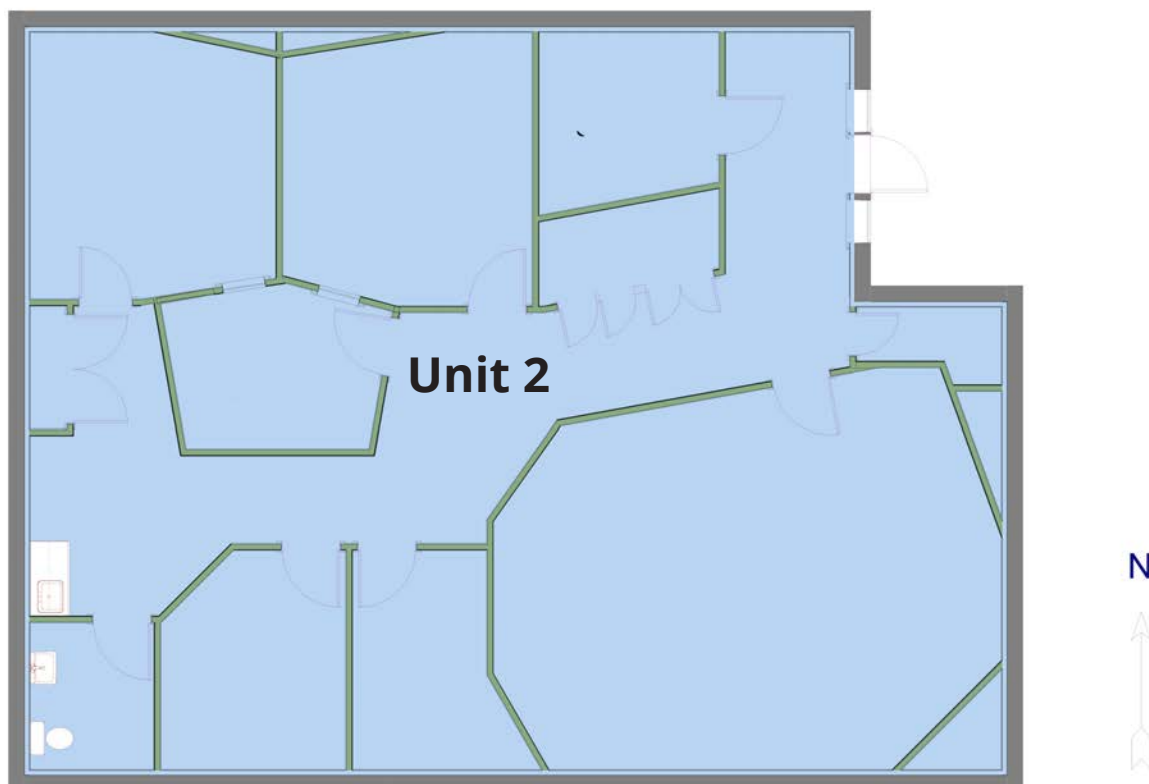
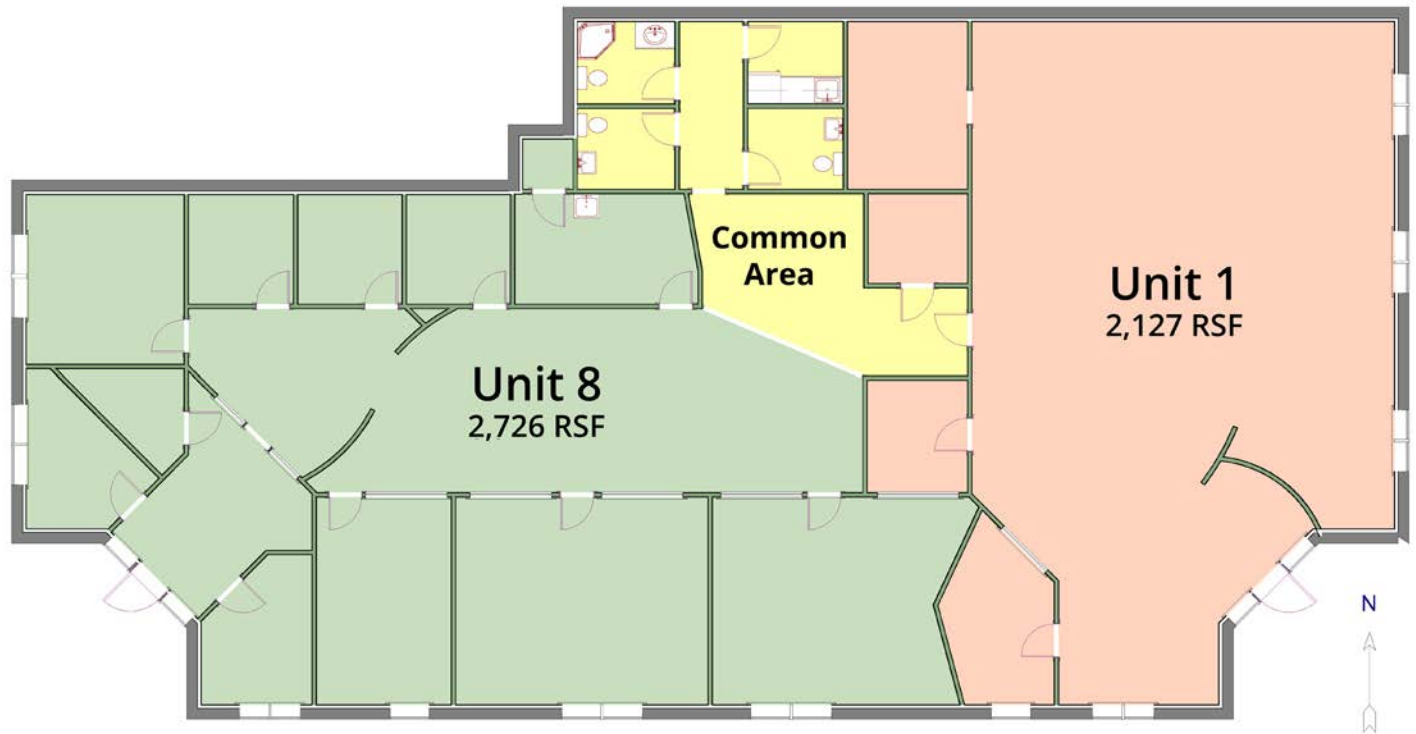
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The Colorado Group, Inc

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PROPERTY FLOOR PLAN

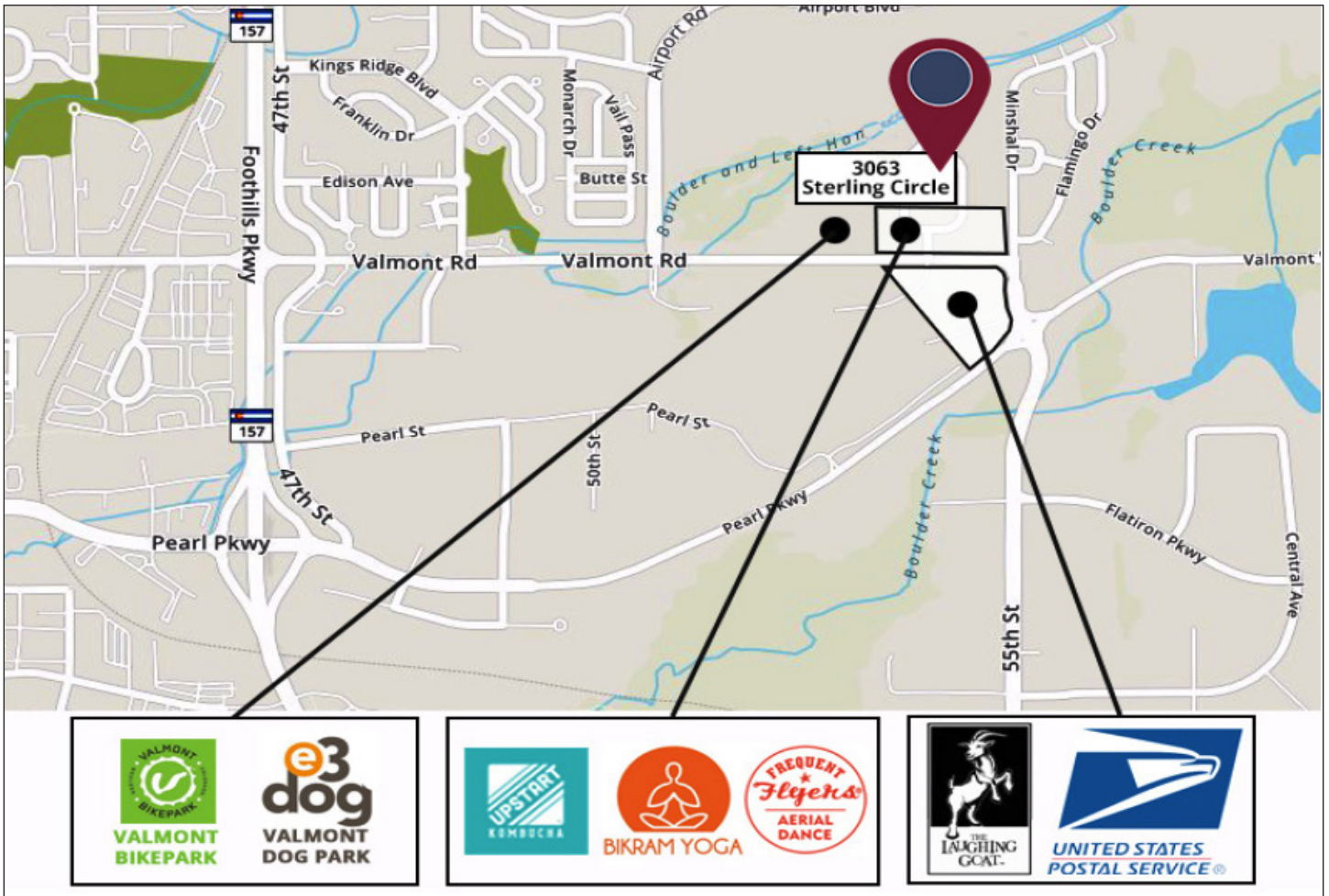


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Colorado
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PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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