



## INDUSTRIAL / FLEX SPACE FOR LEASE

1750 55TH STREET  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

Located just north of Arapahoe on 55th Street, this building offers easy access to Foothills Parkway, Pearl Street and east Boulder. Clean industrial space with both dock high and grade level loading doors.

\*This property is not serviced by city of Boulder water.

- Two grade level doors and one shared dock
- Open floorplan with some finished offices
- Ceiling heights up to 19' 9"
- Signage on 55th Street available
- No interior columns
- Near bus route, bike paths & restaurants

<b>Suite A</b>	7,018 RSF - \$10,702 +/- /Month Total
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$12.50/RSF NNN
<b>Expenses (Est)</b>	\$5.80/RSF
<b>Parking</b>	Approximately 30 spaces
<b>Zoning</b>	IG

\*Broker owned property

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

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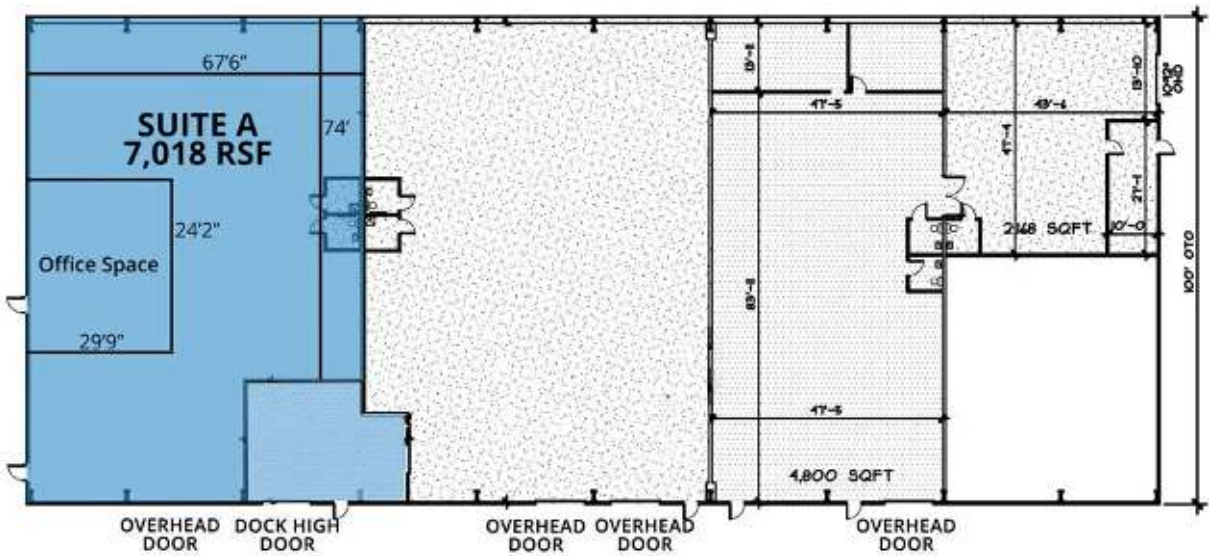


**The Colorado Group, Inc**  
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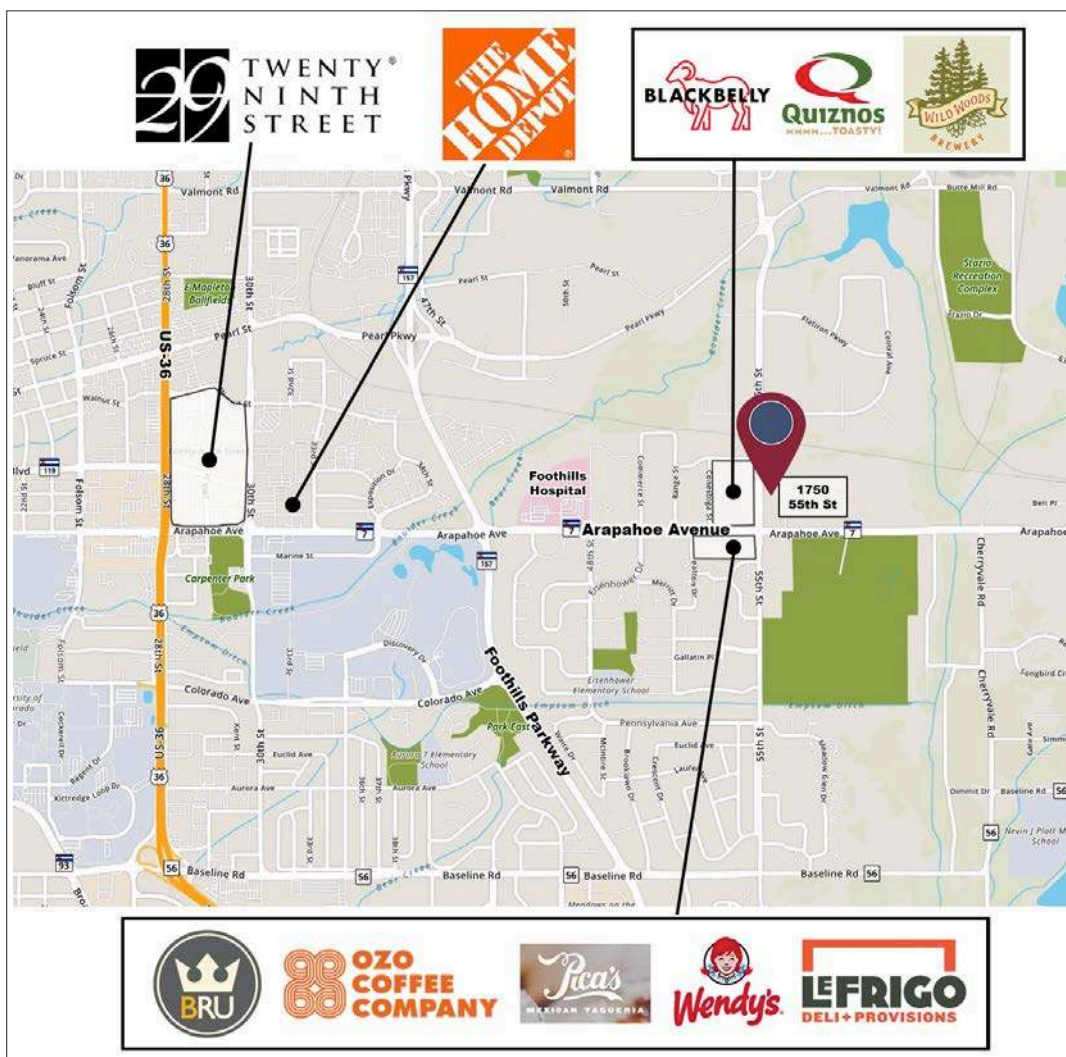
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**PROPERTY FLOOR PLAN**



Ceiling Height 19'9"

**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.