

## INDUSTRIAL / OFFICE SPACE FOR LEASE

3063 STERLING CIRCLE  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

**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.

<b>Suite 2</b>	2,041 RSF
<b>Lease Rate</b>	\$14.50/RSF NNN
<b>Expenses (Est)</b>	\$8.33/RSF plus utilities
<b>Parking</b>	1: 353 SF
<b>Zoning</b>	I G

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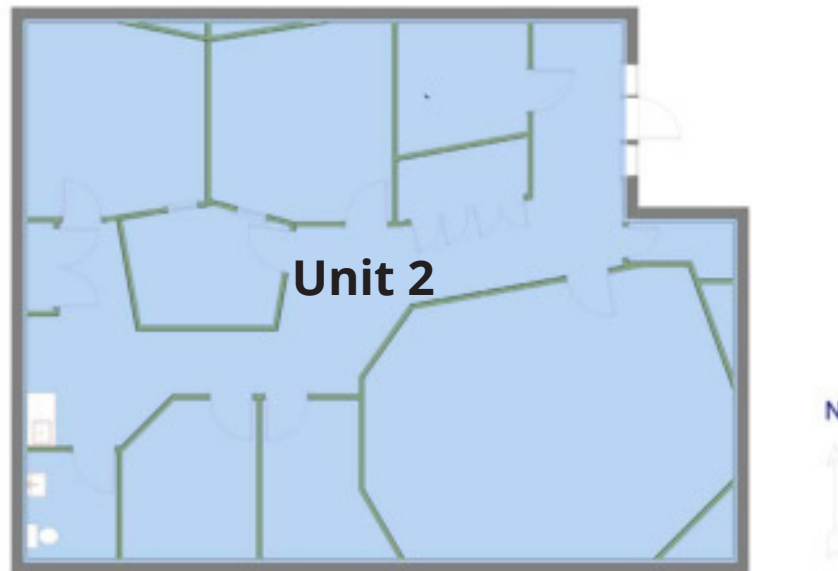
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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

