



CREATIVE OFFICE/RETAIL FOR LEASE

5400 SPINE ROAD
BOULDER, CO 80301

PROPERTY HIGHLIGHTS **2 MONTHS BASE RENT ABATEMENT!**

Fantastic opportunity to lease turn-key creative retail/food production space. This space has built-in freezers, a front retail area, sinks with floor drains, and incredible office finishes. The offices on the second floor have amazing flatirons views. Creative environment with storage containers that are used as offices. One grade level overhead door. 20+ ceiling height. New roof and a brand new HVAC unit. The first floor is approximately 3,360 square feet and the second floor is approximately 1,848 square feet. Warehouse storage 1,640 square feet. A significant amount of improvements have been installed recently.

- Creative office/showroom - retail
- Building signage available
- Fully renovated
- On-site parking
- Overhead door
- Tall ceilings - 20ft clear height
- Amazing office views
- Prime corner location
- Near many amenities
- Walk in freezer & cooler

Suite D (Rush Bowls)	5,208 SF
Available	Immediately
Lease Rate	\$17.00-\$20.00/RSF
Expenses (Est.)	\$7.05/RSF
Zoning	BC-2 <small>* Broker owned property</small>

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CONTACT US

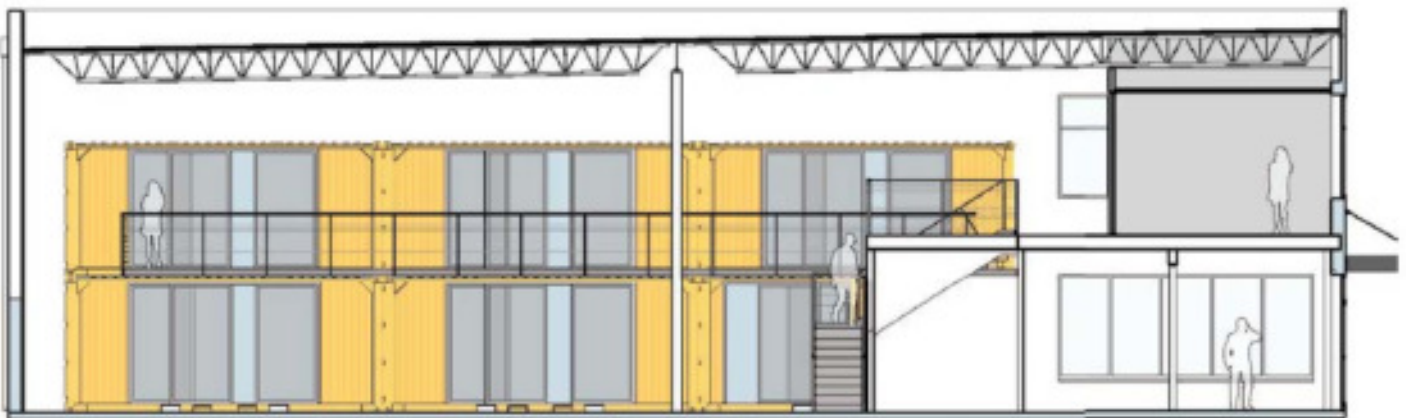
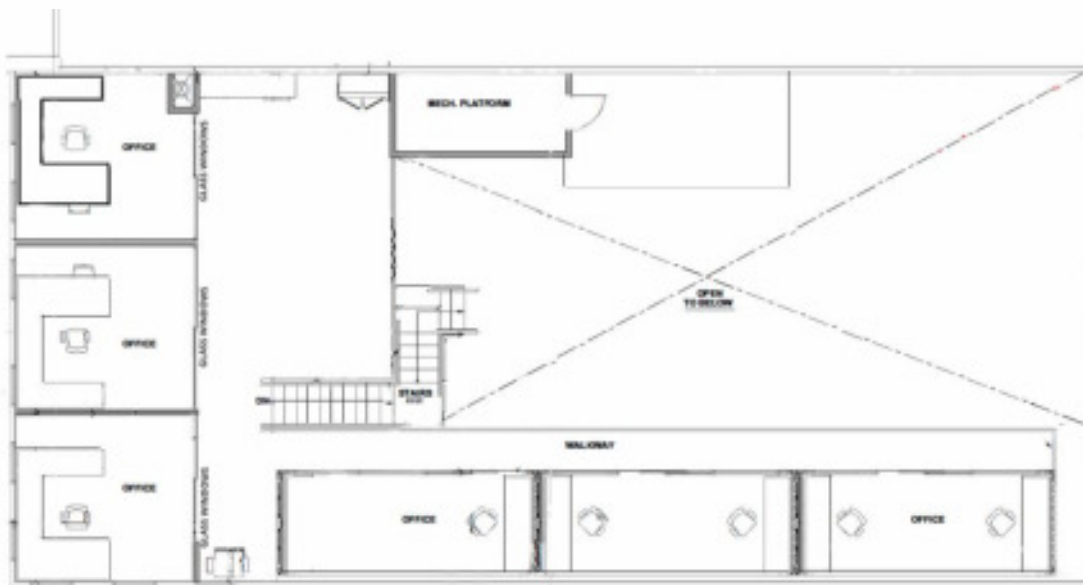
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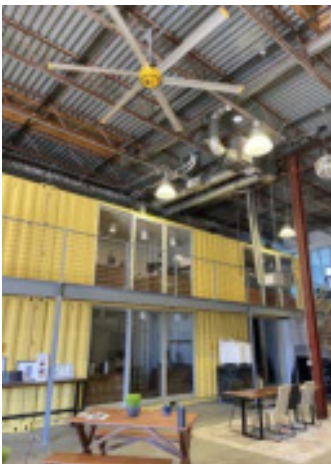
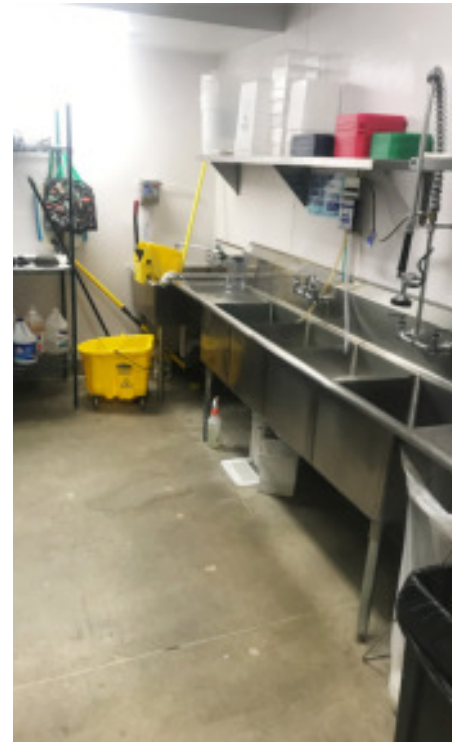
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PROPERTY **FLOOR PLAN**



RETAIL /FOOD PRODUCTION SPACE FOR LEASE
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* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION

