



### PROPERTY HIGHLIGHTS

**The office space with amazing West Facing Flatiron views!** Common area shower, good natural light and plenty of on-site parking. Easily accessible from all directions via the Boulder/Denver Turnpike (Highway 36). The property is zoned for office and medical tenants. Lease rate and term is negotiable. Short-term or longer term lease available.

- On-site parking
- Common showers
- Natural light
- Near bus route
- Near bike path
- Easy access to Hwy 36

---

**Suite 202 SF:** 1,370 RSF  
**Suite 204 SF:** 745 RSF  
**Lease Rate:** \$18.00 - \$20.00/RSF NNN  
**Expenses:** \$10.05/RSF  
**Available:** Immediately  
**Zoning:** BT-1 (Business Transitional)

• Broker is related to owner

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. Licensured in the state of Colorado.

### CONTACT US

**Jason Kruse, CCIM**  
Principal/Broker Associate  
303.449.2131 ext 149  
jason@coloradogroup.com

**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

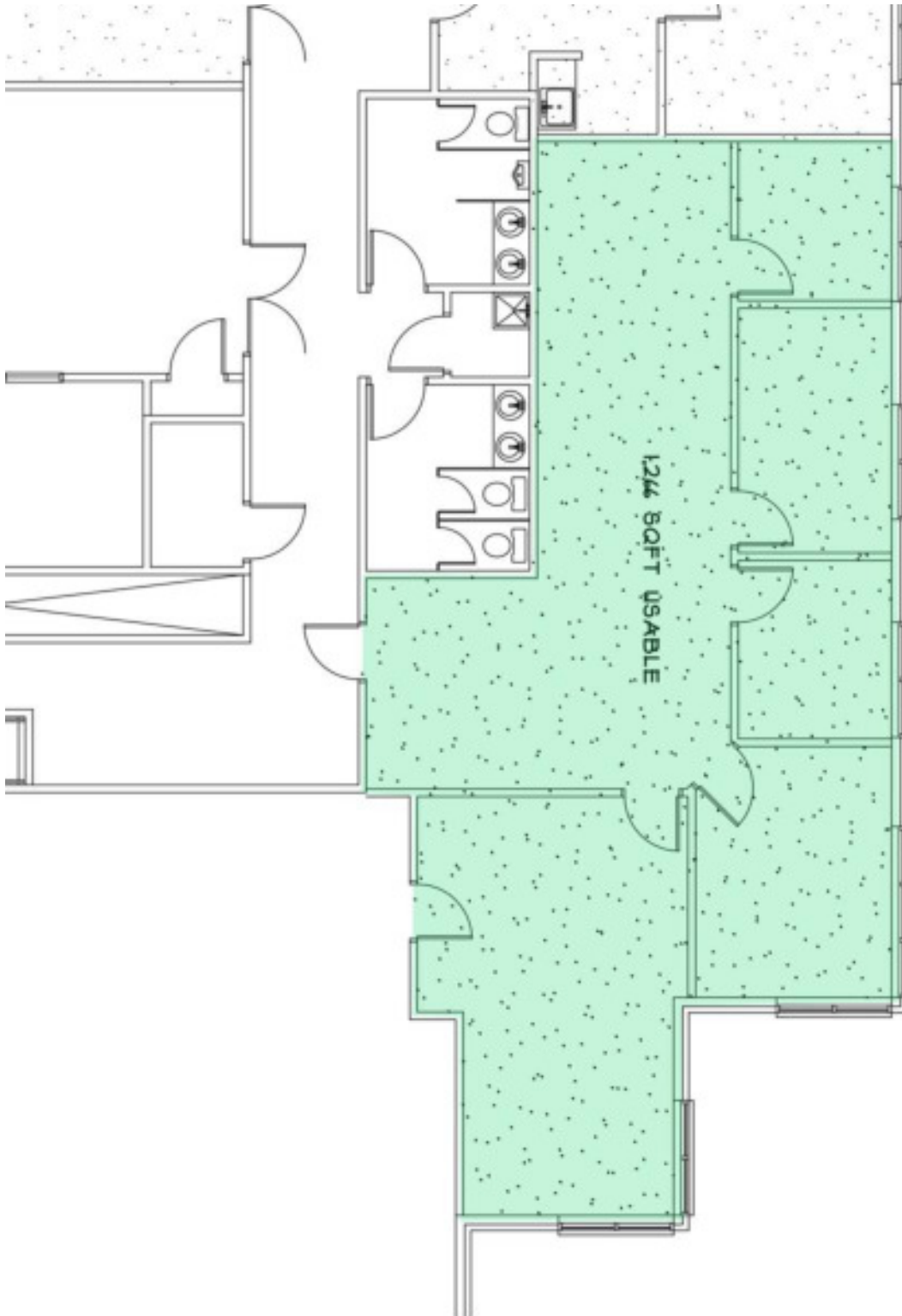
# OFFICE SUITES FOR LEASE

## SOUTHPOINT

Colorado  
Group

5353 MANHATTAN CIRCLE, BOULDER, CO 80303

PROPERTY **FLOOR PLAN - SUITE 202**



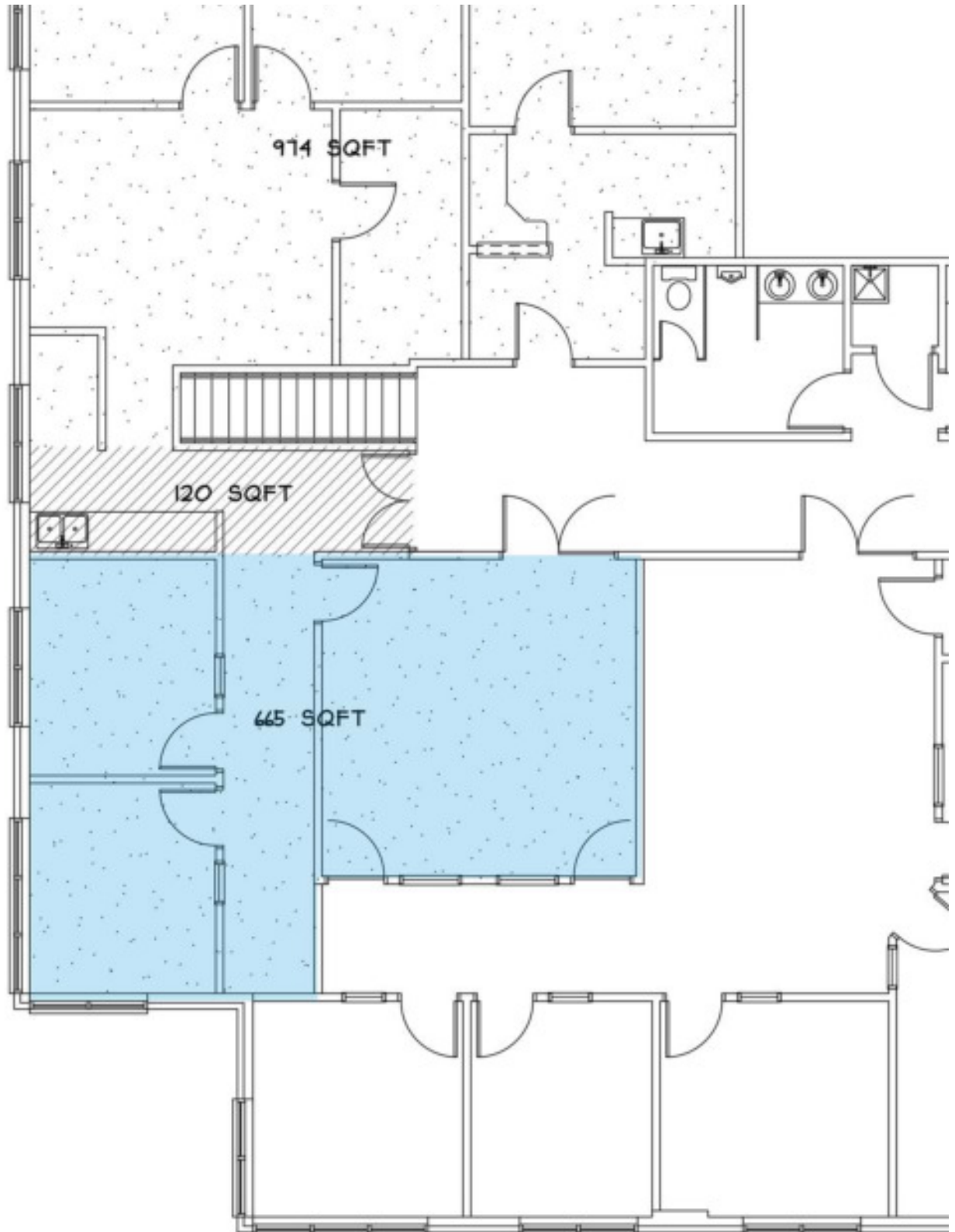
# OFFICE SUITES FOR LEASE

## SOUTHPOINT

Colorado  
Group

5353 MANHATTAN CIRCLE, BOULDER, CO 80303

PROPERTY **FLOOR PLAN - SUITE 204**



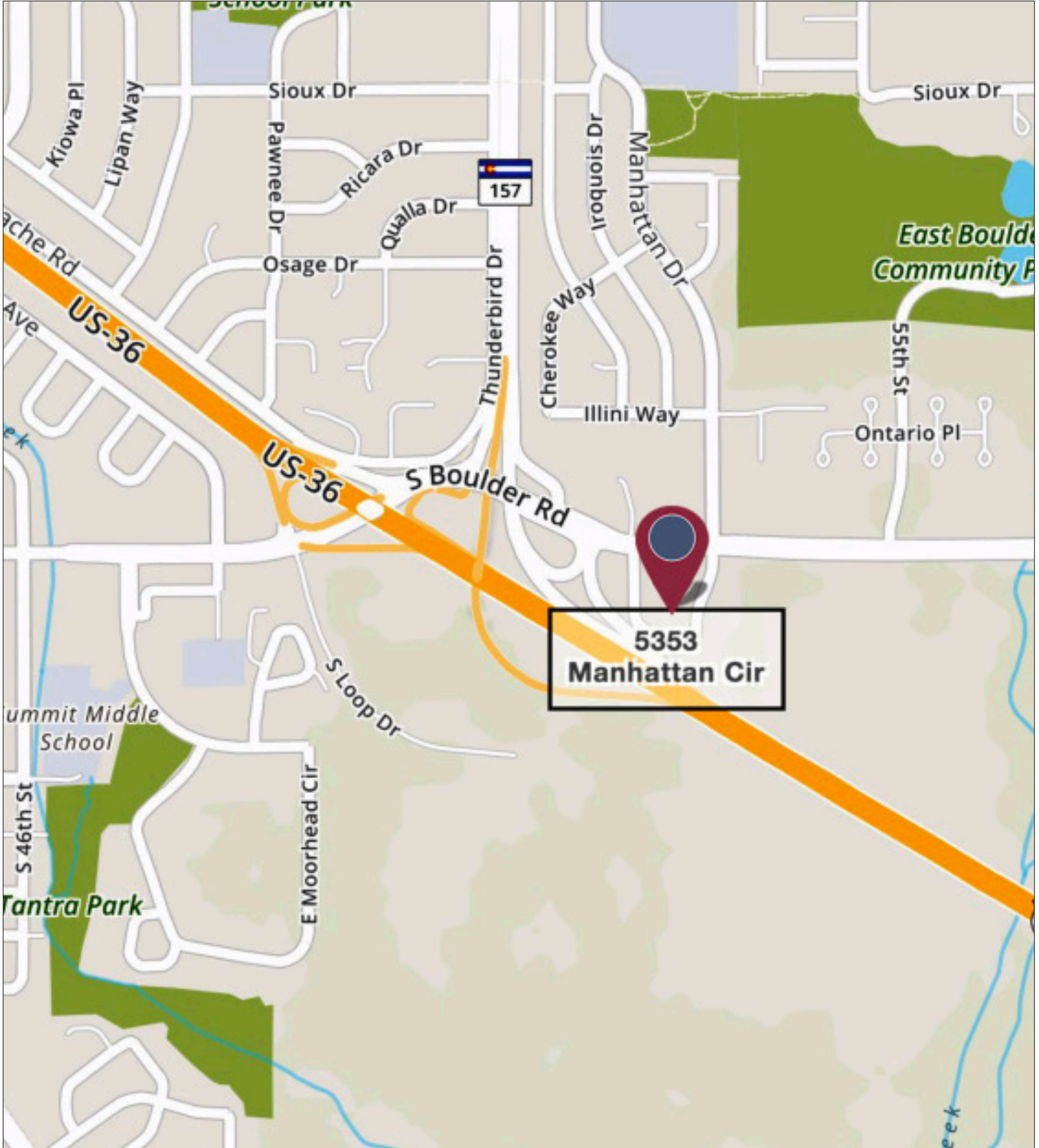
# OFFICE SUITES FOR LEASE

## SOUTHPOINT

Colorado  
Group

5353 MANHATTAN CIRCLE, BOULDER, CO 80303

### PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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