



VIBRANT STEEL YARDS OFFICE CONDOS FOR LEASE

3200 CARBON PLACE, SUITE 102-103
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Hands down, one of the most fabulous office spaces in Boulder! Join an incredible Tenant mix at the Steel Yards, adjacent Boulder Commons, and S'Park developments, with every amenity you could ever want. Six parking spaces are available with the unit and direct access to the main bike path. In addition, you are ideally within walking distance to Whole Foods, Fresh Thymes, The Roadhouse at Boulder Depot, and Hyatt Place at Boulder Junction. Also, walking distance to Google offices, and a wide variety of tech, marketing, and office user firms joining this vibrant group of growing companies.

The unit currently includes a full kitchen and sports a multi-level bright and accessible office floor plan, complete with private offices, conference rooms, and ample open work area. Need fresh air? No problem, roll up the large glass garage door in the front and breathe away. Happy hour at the Roadhouse? A stone's throw away.

Suite 102	3,748 RSF
Suite 103	3,748 RSF
	7,496 RSF Total Contiguous
Available	Suite 102: February 1, 2024 Suite 103: February 1, 2023
Lease Rate	\$25.00/RSF NNN
Expenses (Est)	\$12.66/RSF
Zoning	IMS
Parking	Suite 102: 5 On-site designated spaces Suite 103: 6 On-site designated spaces

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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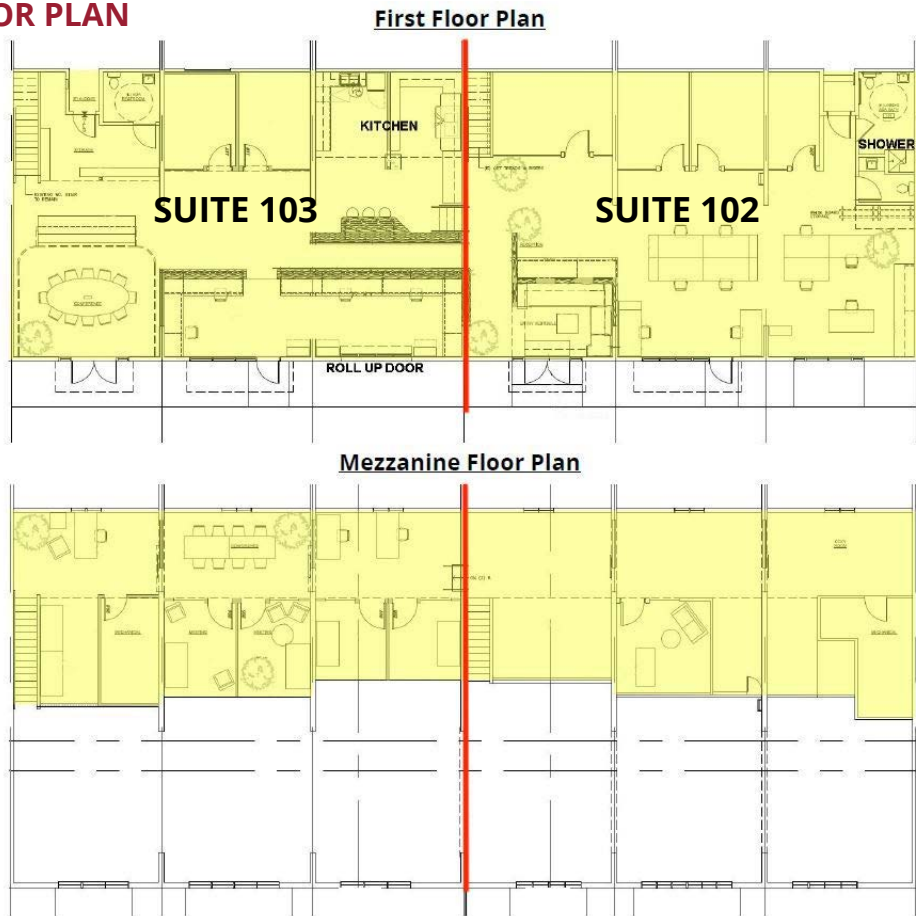
PROPERTY PHOTOS - SUITE 103



VIBRANT STEEL YARDS OFFICE CONDO FOR LEASE 3200 CARBON PLACE, SUITE 102 & 103, BOULDER, CO 80302

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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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