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VIRTUAL TOUR



### PROPERTY HIGHLIGHTS

**Come for the location and stay for the views!** This West facing office suite has an outstanding view of the Flatirons that's guaranteed to foster a healthy working environment. Suite 300 includes nine perimeter offices, two interior offices, a kitchenette and shower. The space also has two private balconies to enjoy when the weather permits. Contact Broker for additional information.

- On-site management
- Parking 4/1,000 FREE
- Immediate proximity to 29th St Mall
- Comcast fiber available
- Great visibility from Arapahoe Avenue

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<b>Suite 300:</b>	4,385 RSF
<b>Vacant Date:</b>	Flexible
<b>Sublease Rate:</b>	\$23.00/RSF NNN
<b>Expenses:</b>	\$15.12/RSF
<b>Sublease Term:</b>	Through December 31, 2024
<b>Zoning:</b>	DT-1

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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.

### CONTACT US

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# OFFICE SPACE FOR SUBLEASE OUTSTANDING LOCATION & GREAT VIEWS

Colorado  
Group

3223 ARAPAHOE AVENUE, SUITE 300, BOULDER, CO 80303

## PROPERTY PHOTOS



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.

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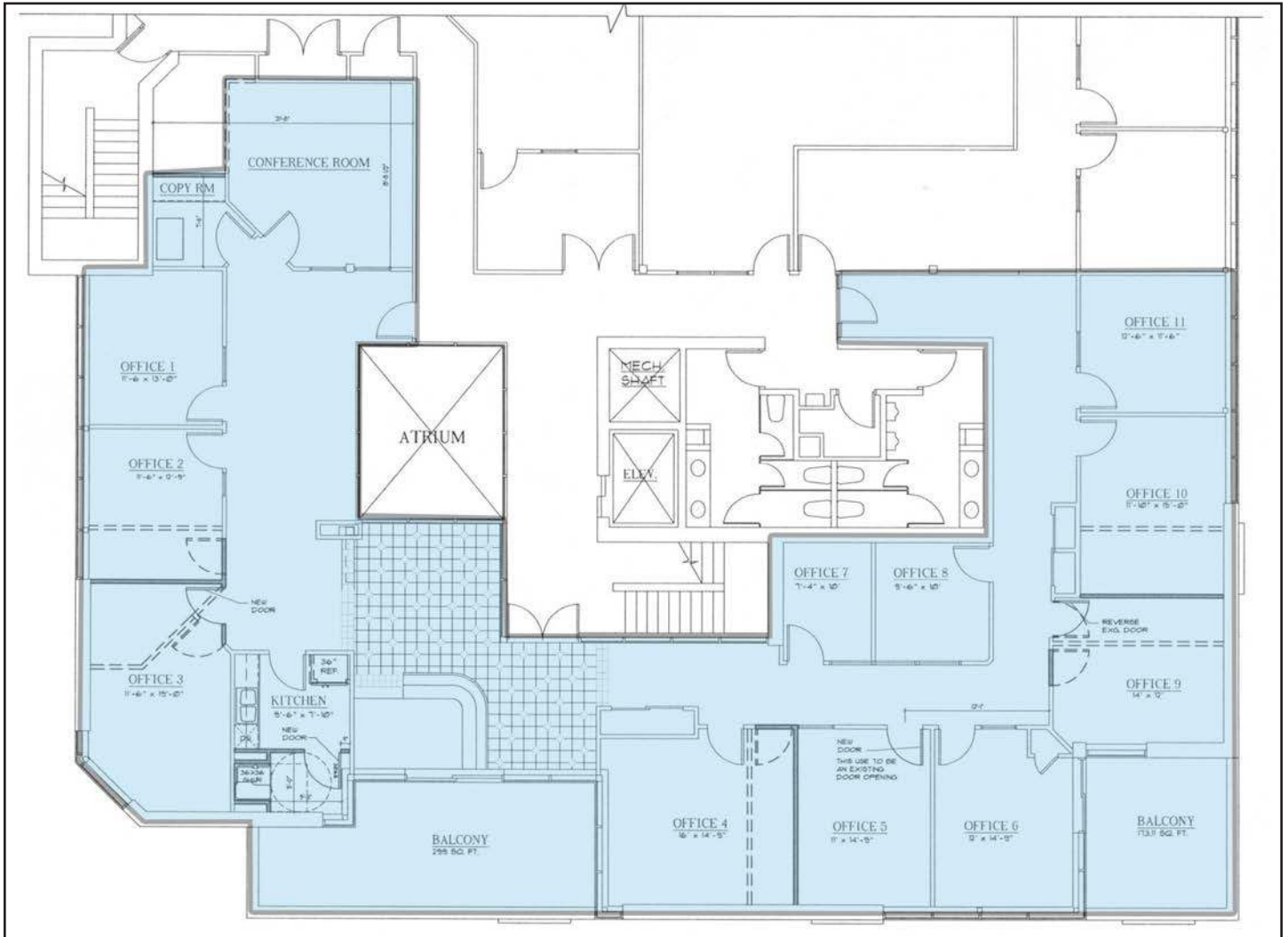
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## PROPERTY FLOOR PLAN



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## PROPERTY LOCATION



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