



SCHOOL / DAYCARE / OFFICE SPACE FOR LEASE

6710 ARAPAHOE ROAD
BOULDER, CO 80303

PROPERTY HIGHLIGHTS

Great location for a daycare / school / office space in Boulder! Large open area offers flexible arrangements for a variety of business types and includes private offices, full kitchen, showers, and outdoor recreation space. Private entrance and plenty of on-site parking. The views are outstanding! Available immediately.

- Mountain and front range views
- Flexible open areas and private offices
- Great space for classrooms or meeting space
- Large kitchen space included
- Outdoor recreation space

Lower Level	6,000 RSF
Available	Immediately
Lease Rate	\$4,500/Month MG
Expenses (Est)	Base rent + utilities
Parking	On-site
Zoning	RR - Rural Residential

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

B. Scot Smith
Founder/Principal
Broker Associate
303.449.2131 ext 116
bss@coloradogroup.com

Wade Arnold
Broker Associate
303.449.2131 ext 135
warnold@coloradogroup.com

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

PROPERTY **PHOTOS**

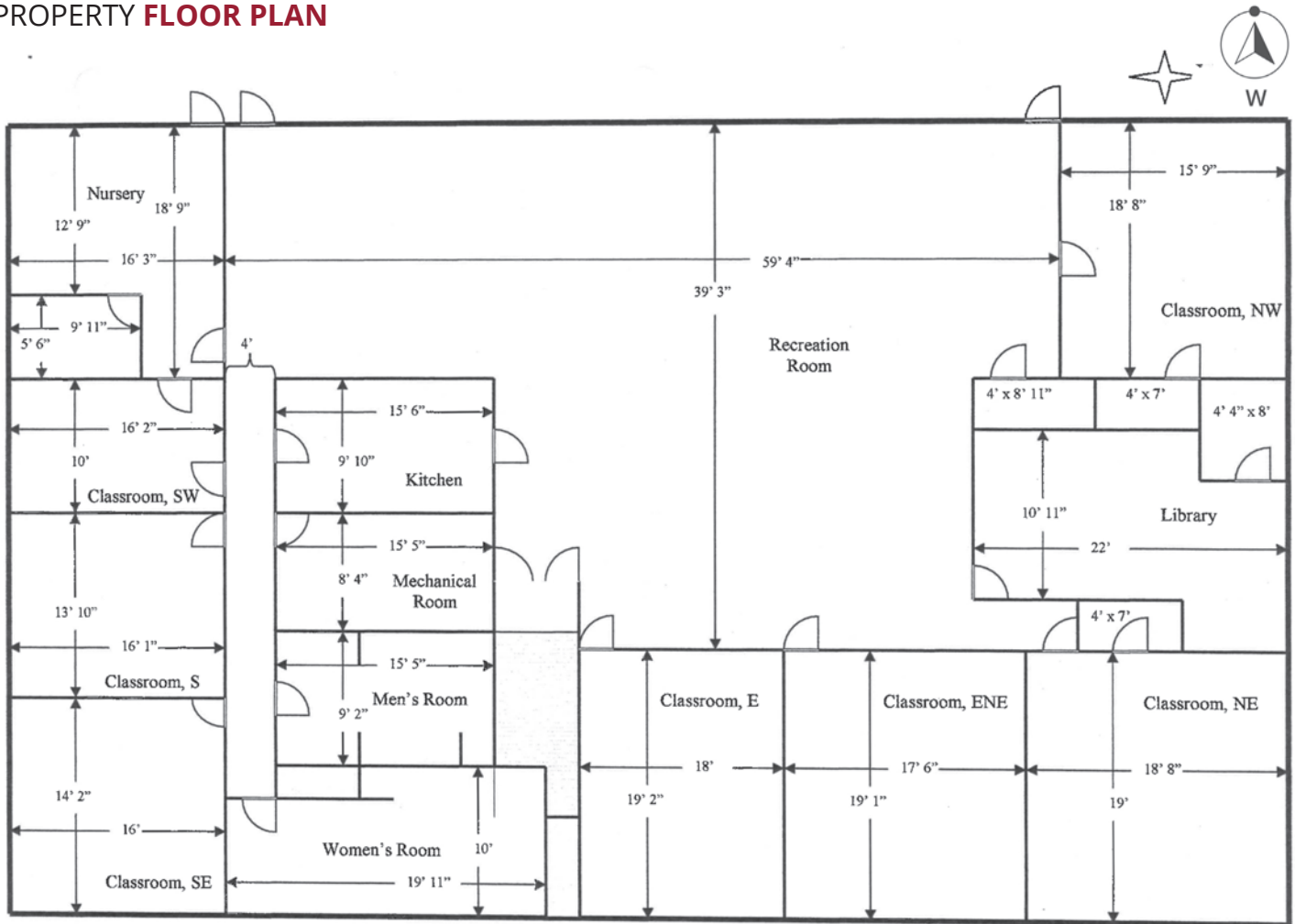


EDUCATION / DAYCARE/ CLASSROOM SPACE FOR LEASE

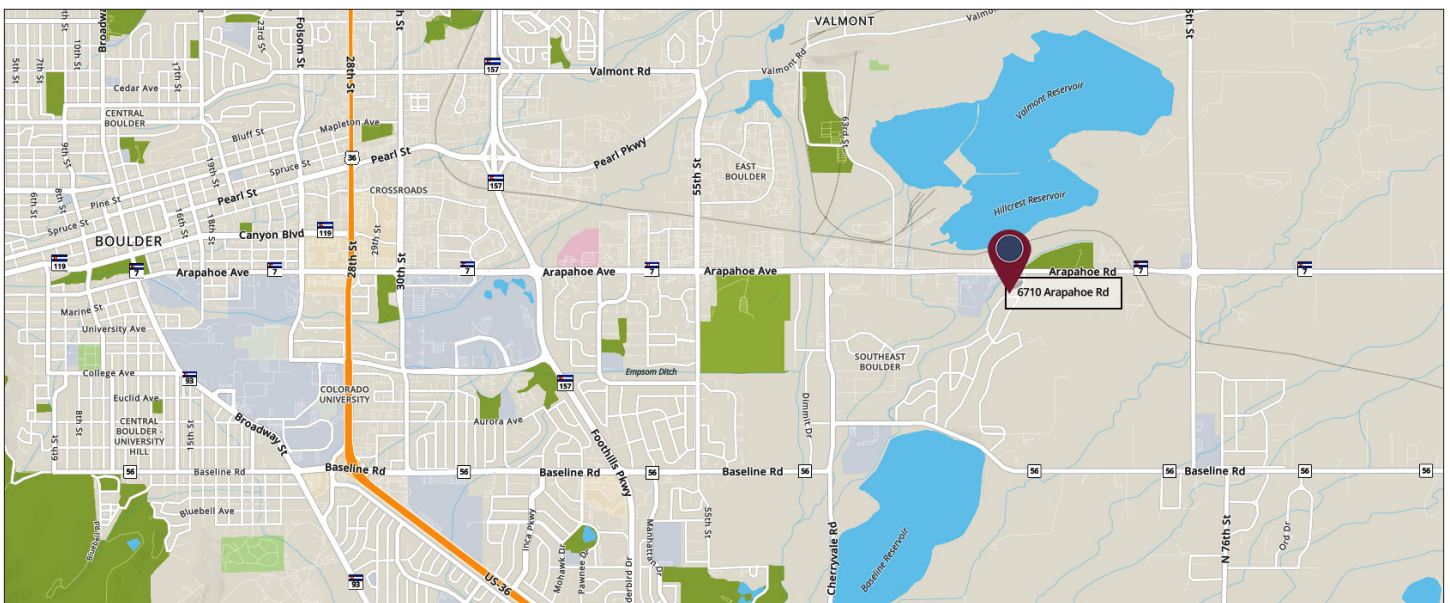
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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