

Erie Colorado Office Building FOR LEASE

“Four Corners” of County Line Rd and Erie Parkway

671

Mitchell Way, Suite 208

City: **Erie**

County: **Weld**

Building SF: **12,832 SF**

Available SF: **800-1,894 SF**

Lease Term: **3 –5 years**

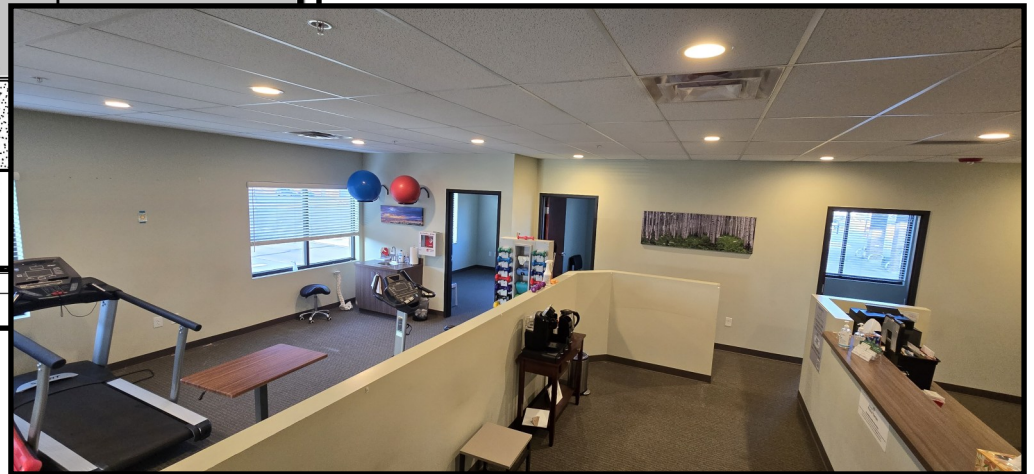
Lease Rate: **\$25-27 NNN**

Expenses/ Utilities: **2026 - \$13.95**

TI Allowance: **Negotiable**

Available: **Now**

Located in the heart of the rapidly growing town of Erie. Easy access to Boulder, Denver, Longmont, Louisville and Lafayette as well as I-25. Second Floor unit was designed as a Physical Therapist office with 3 exam rooms, breakroom/kitchenette with laundry location, reception plus large therapy area. Unit is 1,596 Usable SF and is 1,894 Leasable SF (includes common area allotment). Subdividable to approximately 800 SF



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