

# 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: 1,894 SF

Lease Term/Type: 3 –5 years

Lease Rate: \$27 NNN

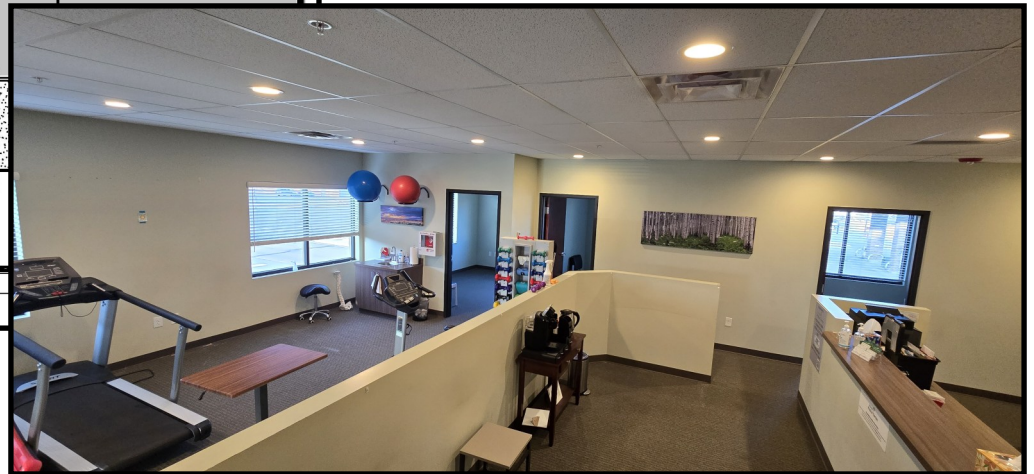
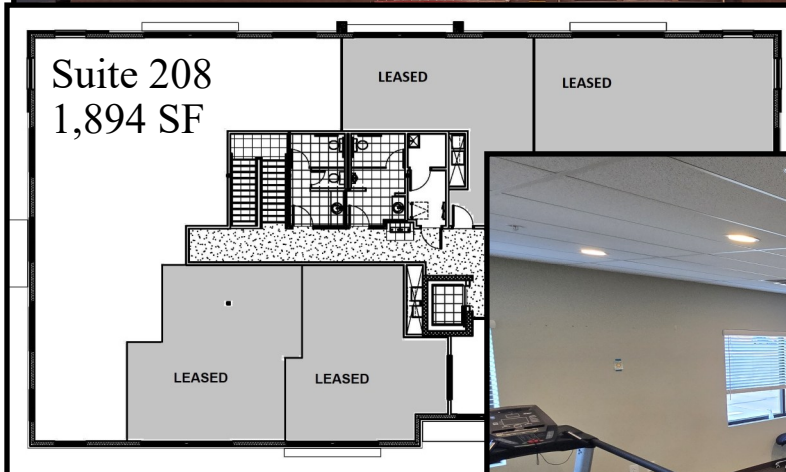
Expenses/ Utilities: 2026 - \$13.95

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).



## IRWIN & HENDRICK — EAST

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