



**CHRISMAN
COMMERCIAL**

OFFICE/INDUSTRIAL SPACE FOR LEASE
Twin Lakes Tech Park
6350 Nautilus Drive, Boulder, CO 80301



HIGHLIGHTS

Available Space:

Suite C: **10,969 SF**

Lease Rate: **\$15.50/SF**

Expenses: **\$11.44/SF** plus utilities


Zoning: IG

Dock Doors: 1 Dock High Door

Clear Height: 16 Feet

Located in Twin Lakes Tech Park, this space consists of a mix of offices & bullpen, conference rooms, tiered classroom, dock access, and restrooms with showers. Twin Lakes Tech Park offers many walking and biking trails, breweries within walking distance, and a central location with easy access to HWY 119.


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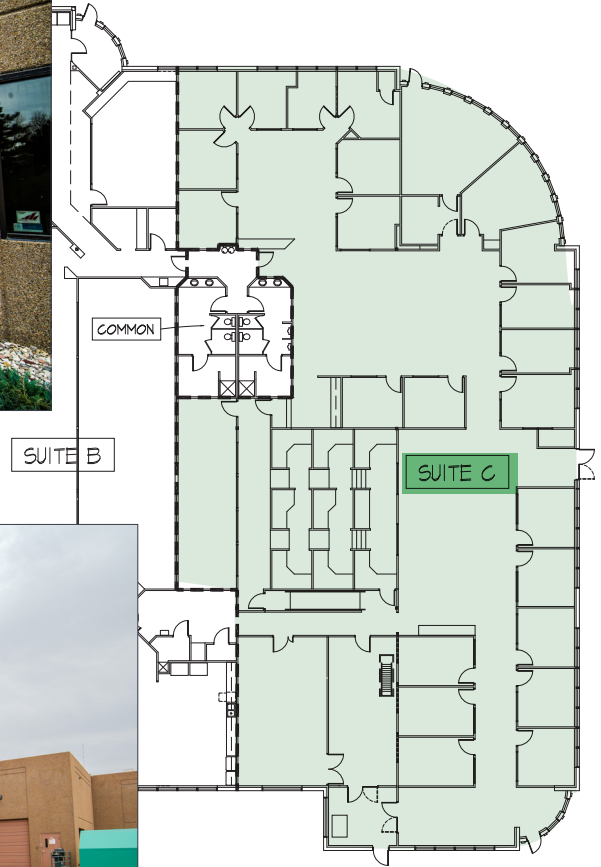
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Twin Lakes Tech Park

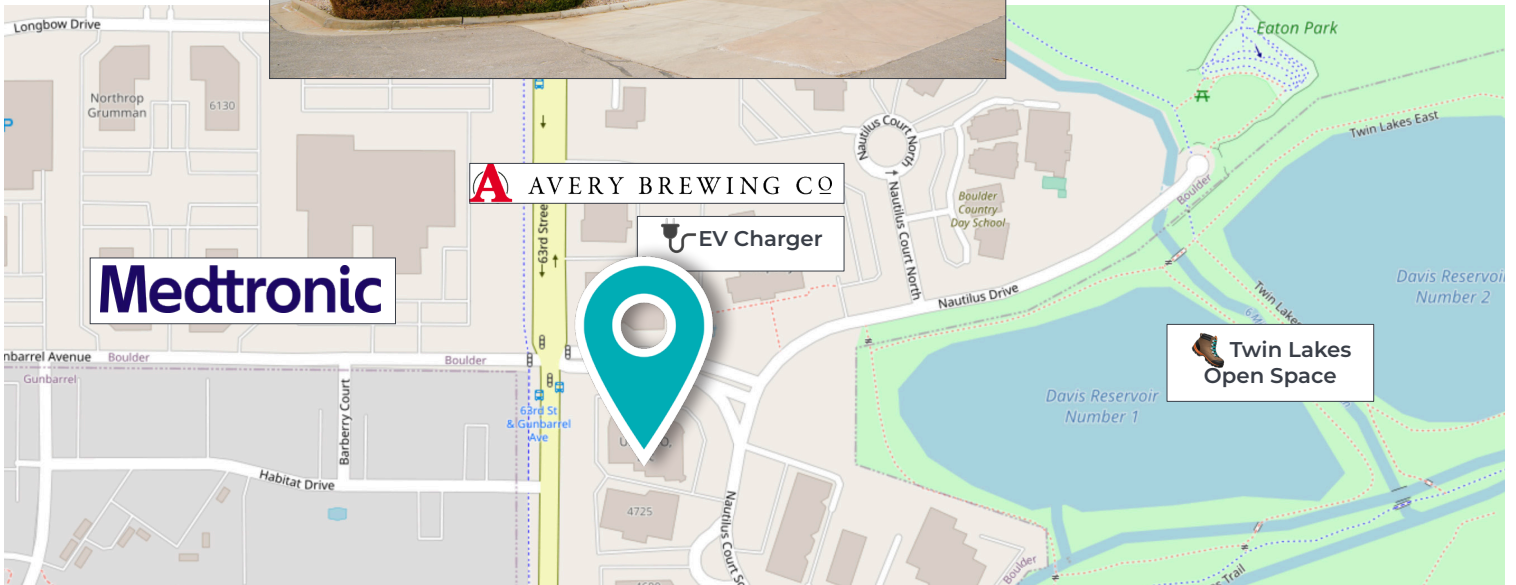
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FLOOR PLAN



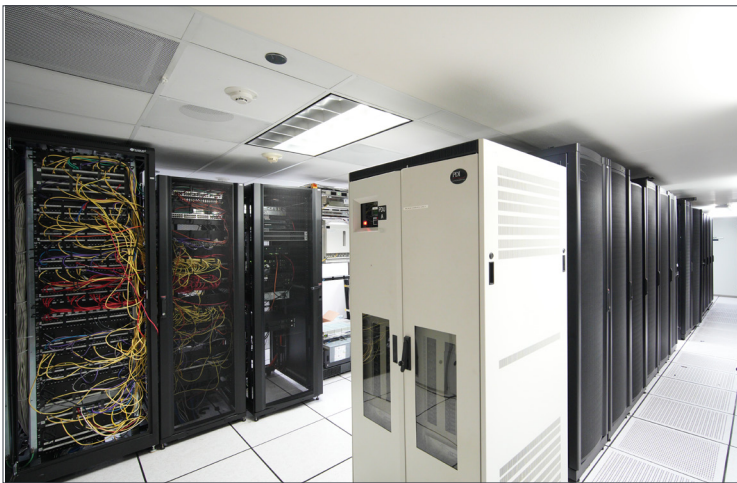
LOCATION





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