

**2 Months
Free Rent!**
(with one year lease)

5277 Manhattan Circle

Boulder, Colorado 80303

Executive Office Space For Lease
With Amazing Views of the Flatirons



Eric Rutherford MBA, CCIM, GREEN
303.541.1908

erutherford@wkre.com
www.EricRutherford.com

United States Naval Academy Graduate Served as an Officer in the United States Marine Corps

Dan Tremblay
720.564.6067

dtremblay@wkre.com
www.DanTremblay.com



Details

Lease Rate	Monthly Lease Rates Includes all expenses and utilities
Use	Quiet building ideal for medical or professional office
Located	Off US 36 and Table Mesa

Individual Offices Available | Monthly Lease Rates Include ALL expenses, utilities, and access to shared waiting rooms, full kitchens, and patios.

	Monthly Lease Rate
Office 106	\$875.00
Office 108	\$650.00
Office 115	\$925.00
Office 116	\$1,250.00 (with private patio)
Office 117	\$995.00

Suite 250

Office B	\$675.00
Office C	\$1,150.00
Office H	\$700.00

Property Description

Conveniently located off Hwy 36 and Foothills, Manhattan West offers individual offices ideal for medical, professional and wellness services. This quiet building offers private and common area patios with Flatiron Views, Free Parking, Elevator Access, Tenant Changing Room and Shower, and On-Site Management.

Suites are available. Suites are leased at triple net rates starting at \$14.50/sq.ft. and Individual Offices are offered at gross rates including all expenses with access to shared waiting areas, full kitchen, and patio areas. Please inquire about suites.



All Tenant Access Patio



Office 250G

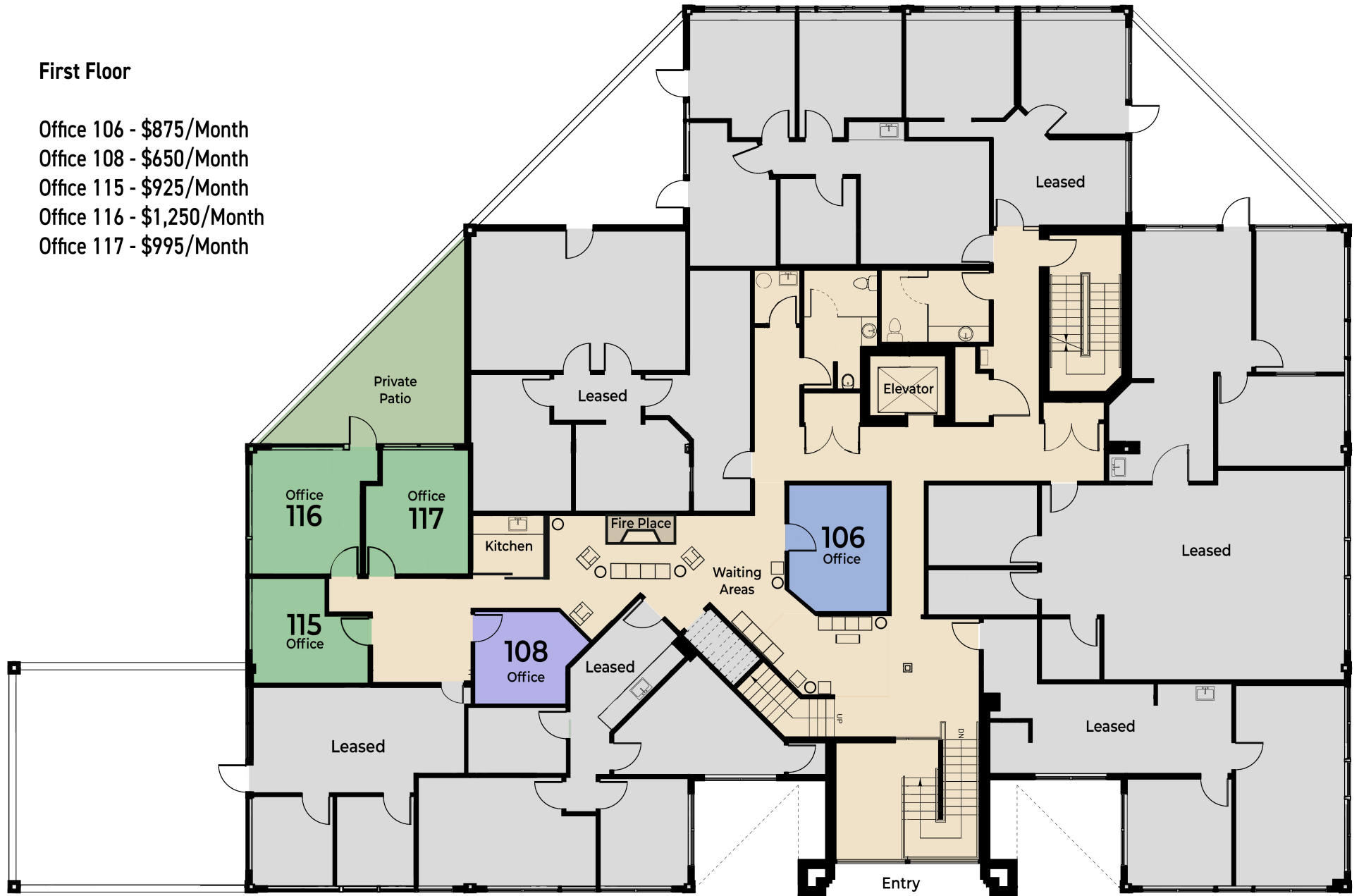


Office 116

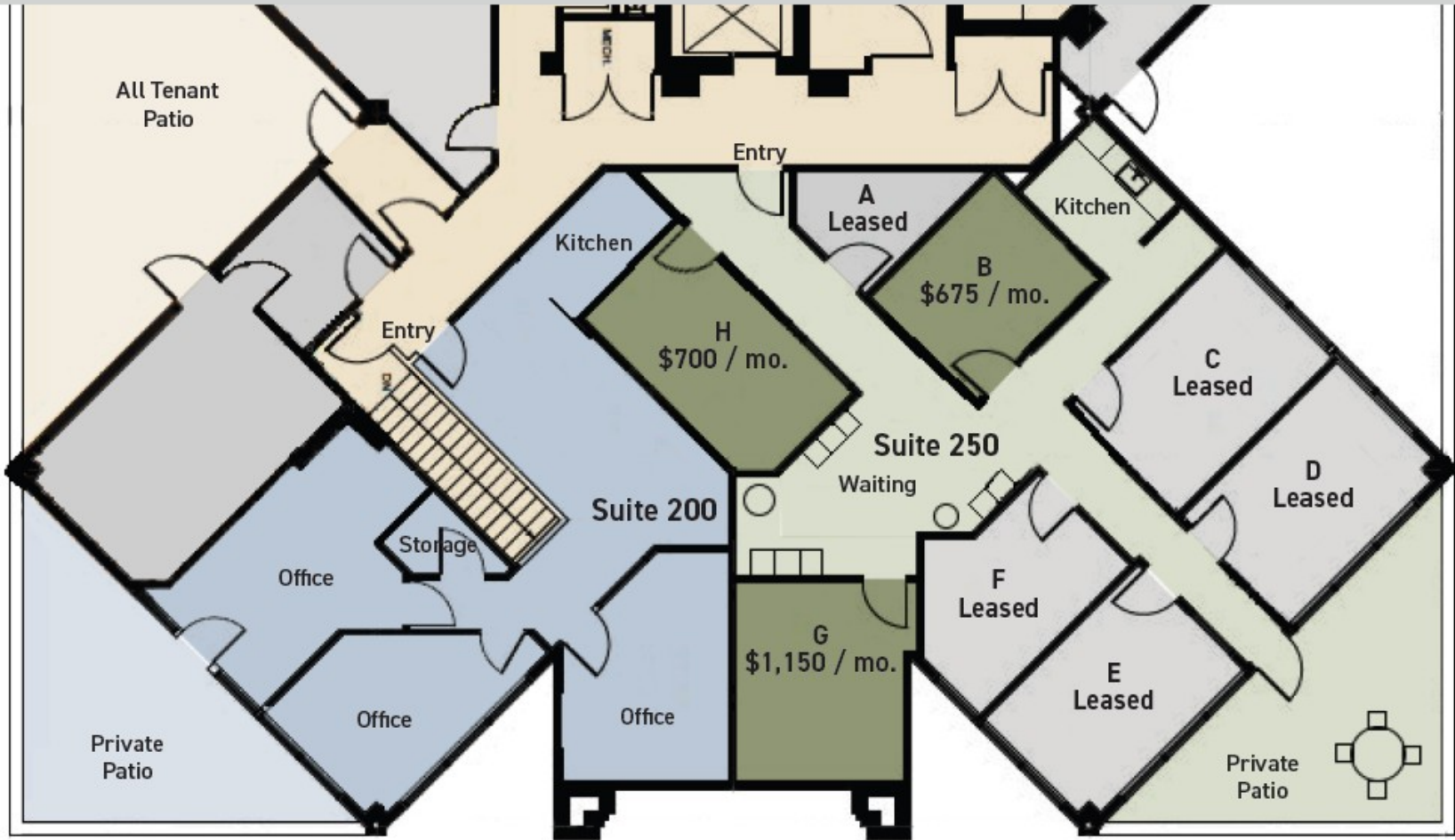
Floor plan

First Floor

- Office 106 - \$875/Month
- Office 108 - \$650/Month
- Office 115 - \$925/Month
- Office 116 - \$1,250/Month
- Office 117 - \$995/Month



Floor plan



Second Floor