



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



HIGHLIGHTS

Available Space:

Suite B: **9,472 SF**

Suite C: **10,969 SF**

Suites B+C: **20,441 SF**

Available: October 1, 2023

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

Expenses: **\$9.96/SF** plus utilities


Zoning: IG

Dock Doors: 2 Dock High Doors, 1
with Leveler

Clear Height: 16 Feet

Located in Twin Lakes Tech Park, this space consists of a mix of offices & bullpen, conference rooms, tiered classroom, large kitchen area, spacious separately cooled computer room with UPS and backup generator, expansive warehouse with 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.


CONTACT US

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CHRISMAN COMMERCIAL

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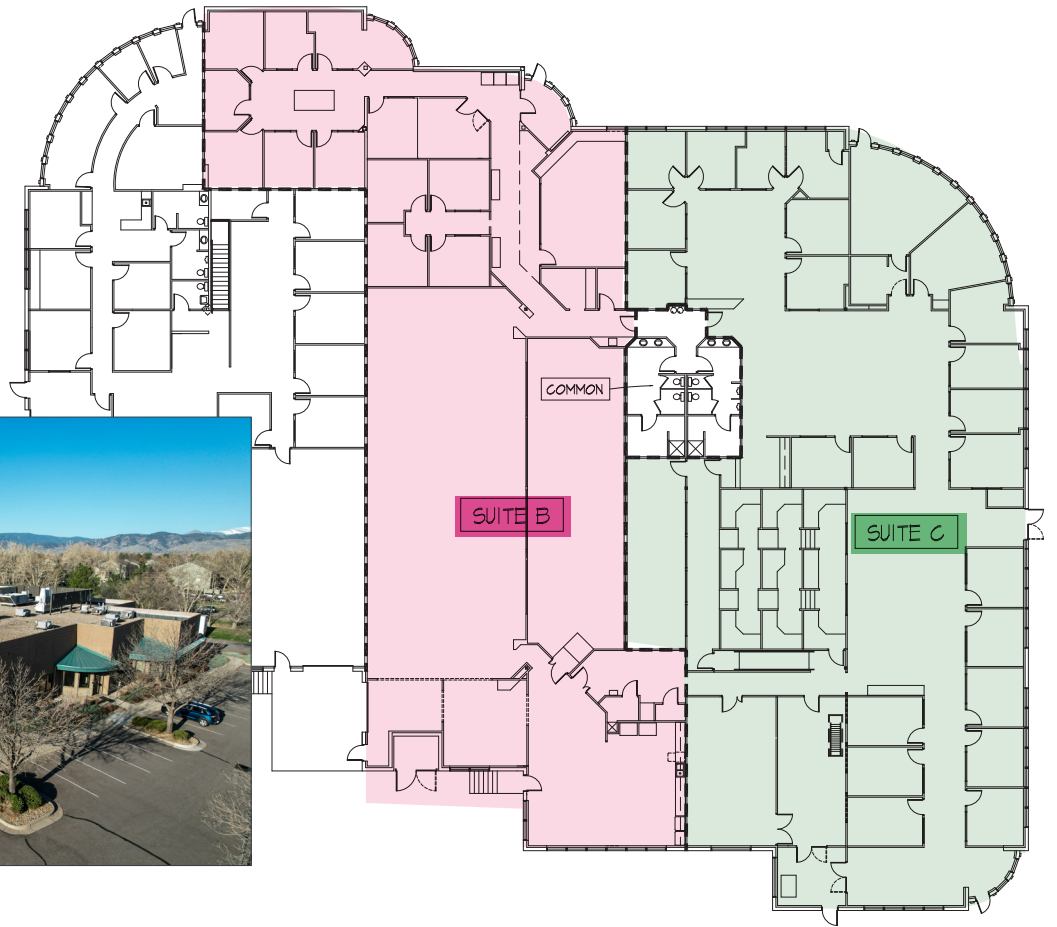
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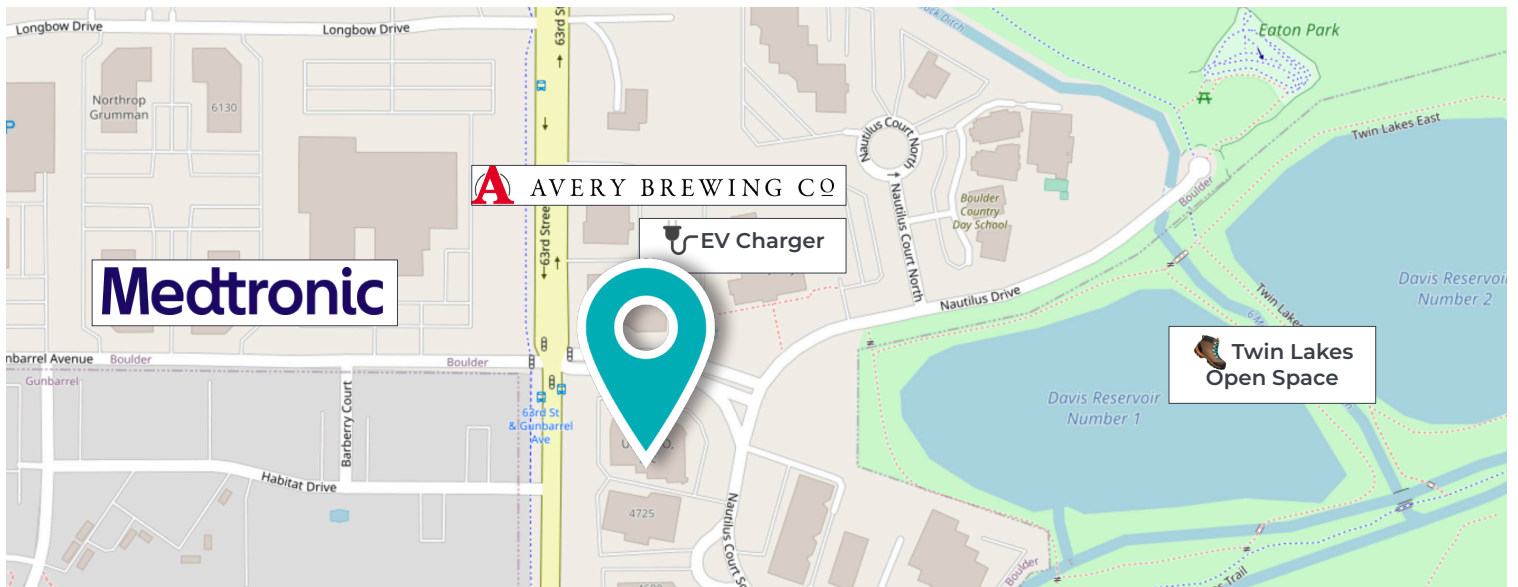
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FLOOR PLAN



LOCATION



(303) 449 7475



ELEVATED
COMMERCIAL REAL ESTATE

PO Box 510, Niwot, CO 80544



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COMMERCIAL**

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