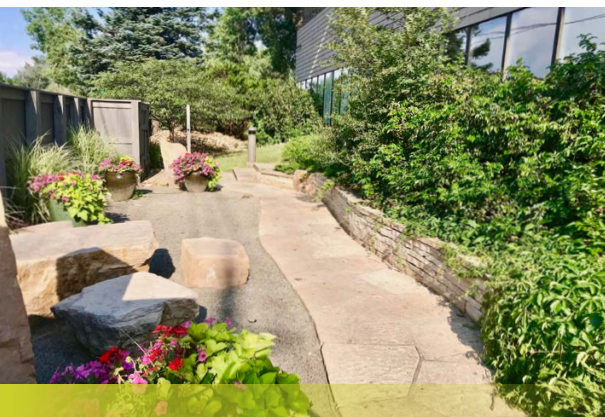




Updated Small Office Suites in East Boulder

Michael-Ryan McCarty
mccarty@gibbonswhite.com
(303) 586-5939

Patrick Weeks
patrick@gibbonswhite.com
(303) 586-5935

Rent Boulder Now
info@rentboulder.com
(303) 494-6908
www.rentbouldernow.com

www.gibbonswhite.com

Property Info & Gallery

View Map

Available Space	562 - 5,189 / sq. ft.
Individual Offices & Small Suites	\$700 - \$1,765 / Month Gross
Lease Rate / sq. ft.	\$15.00 - \$24.28 NNN
Expenses / sq. ft.	\$13.41*

**Including Utilities*

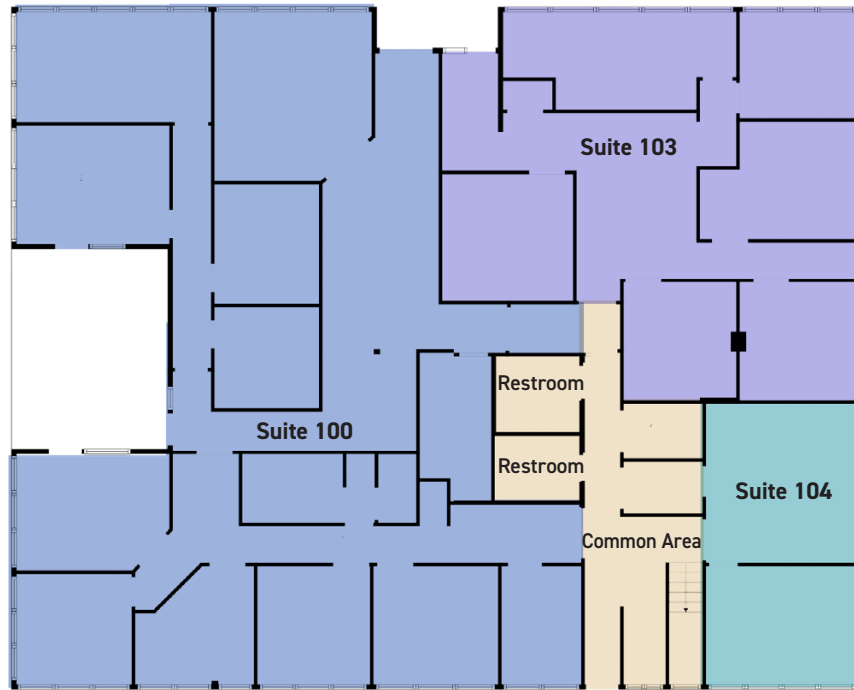
- **Suite 100** - Great First Floor Suite with Reception Area, Conference Room, Kitchenette, & Nice Mix of Offices on the Glass
- **Suite 103** - First Floor Suite with 6 Private Offices & Open Workspace/Waiting Area
- **Suite 104** - 2 Very Large Offices with Bright South & East Facing Walls of Windows
- **Suite 200** - Fully Remodeled, Bright & Spacious Shared Suite with Individual Offices, West & North-Facing Operable Windows, Kitchenette & Waiting Areas
- **Suite 203** - An Efficient 2 Office Suite with Private West Facing Balcony, Open Work Space, Polished Wood Floors, & Abundant Natural Light
- **Suite 208** - Second Floor approximate 8 ft. by 11 ft. Single Office
- **Suite 209** - Bright Office Suite with 3 Large Private Offices, Private Balcony & Welcoming Waiting Room/Bullpen
- Adjacent to Flatirons Golf Course & Close to Boulder Creek Bike Path
- Great Neighborhood Restaurants & Breweries Including Blackbelly, Pica's Mexican, Ozo Coffee, Snarf's, Le Frigo, Wild Provisions 4 Noses Brewing & Upslope Brewing
- Lush Landscaping & Gardens with Outdoor Sitting Areas
- Ample Free Parking & Direct Access to Arapahoe Ave & 55th Street

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First Floor

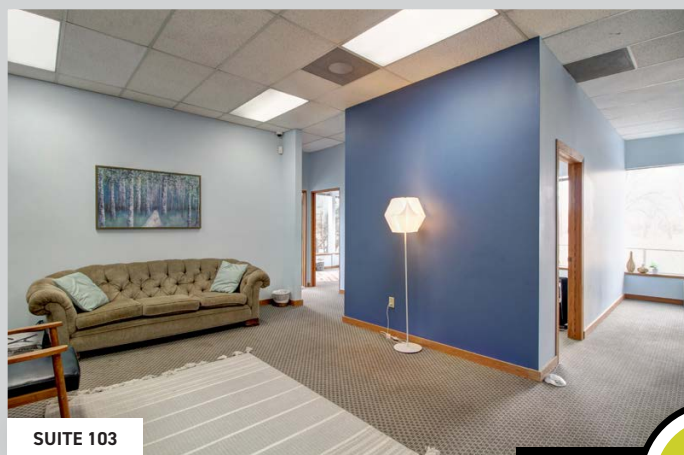
5,189 sq. ft.
\$15.00 NNN
\$12,285/Mo. Gross

Suite 100
2,802 sq. ft.
\$15.00 NNN
\$6,634/Mo. Gross



Suite 103
1,665 sq. ft.
\$15.00 NNN
\$3,942/Mo. Gross

Suite 104
722 sq. ft.
\$15.00 NNN
\$1,709/Mo. Gross



SUITE 103

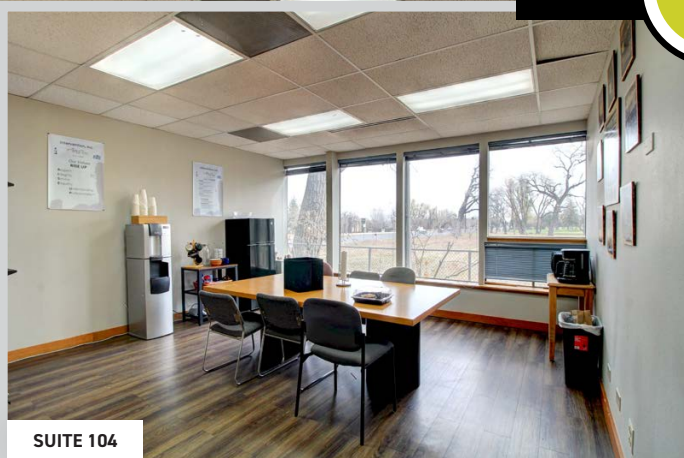


SUITE 103

VIDEO



TOUR



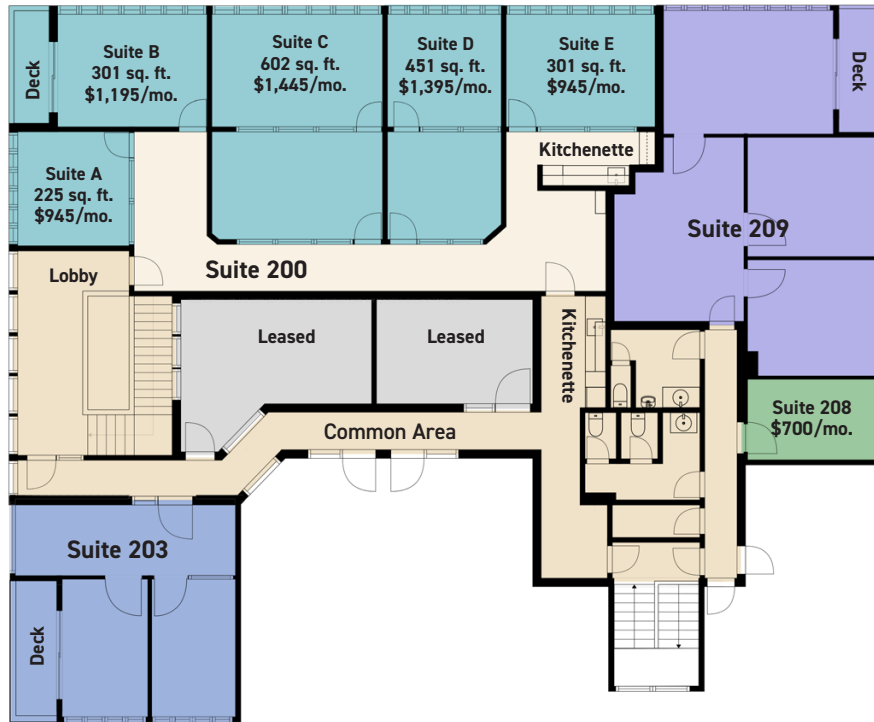
SUITE 104



SUITE 104

Second Floor

Suite 200
1,880 sq. ft.
\$19.10 NNN
\$5,092/Mo. Gross



Suite 209
814 sq. ft.
\$21.00 NNN
\$2,334/Mo. Gross

Suite 203
562 sq. ft.
\$24.28 NNN
\$1,765/Mo. Gross



SUITE 200 LOBBY



SUITE 208

VIDEO



TOUR



SUITE 203



SUITE 209