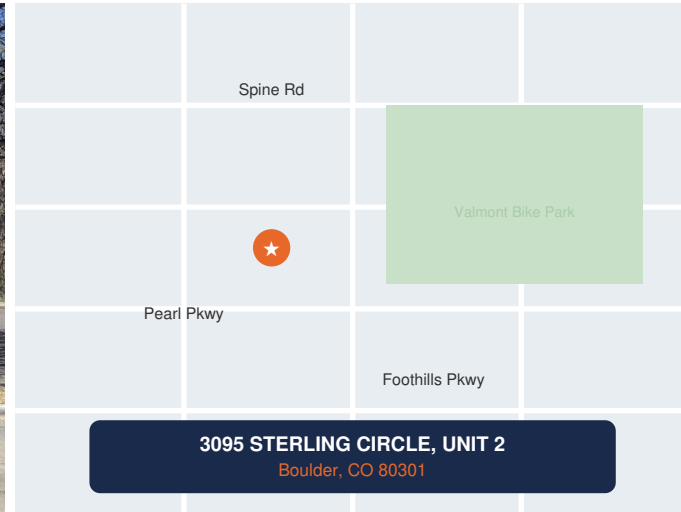


3095 STERLING CIRCLE — UNIT 2

East Boulder, CO 80301



3095 STERLING CIRCLE, UNIT 2
Boulder, CO 80301

~4,000 SF AVAILABLE SF	\$14.00/SF NNN LEASE RATE	~\$6.00/SF EST. EXPENSES (NNN)	I-G ZONING	1996 YEAR BUILT
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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr NNN
Est. Expenses (NNN):	~\$6.00 SF/yr (2025)
Unit:	Unit 2
Available SF:	~4,000 SF
Zoning:	I-G (Industrial – General)
Year Built:	1996
Parking:	On-site + Street
Occupancy:	Immediate

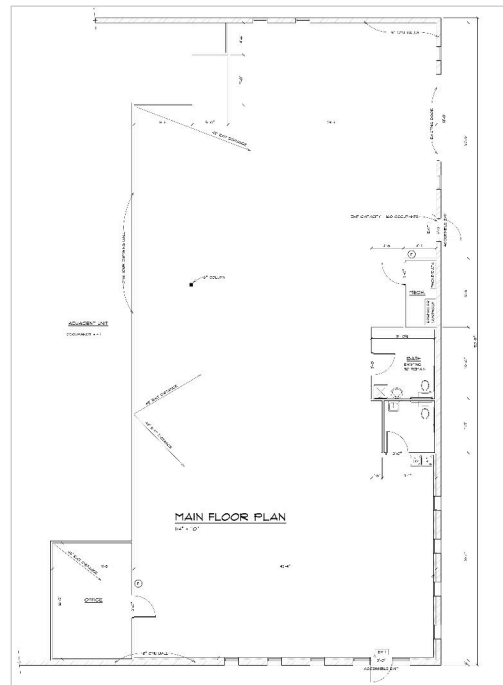
PROPERTY OVERVIEW

Unit 2 at 3095 Sterling Circle offers approximately 4,000 SF of clean, move-in ready industrial/flex space in East Boulder. The unit features a large open warehouse area with an epoxy-finished floor, a ground-level overhead door for easy loading, updated private bathrooms, and a private office. The space is in exceptional condition and available for immediate occupancy.

PROPERTY HIGHLIGHTS

- Move-in ready — clean, bright, and in exceptional condition
- Ground-level overhead door for easy freight access
- Epoxy-finished warehouse floor throughout
- Updated private bathrooms
- Private office included in suite
- Direct access to Foothills Pkwy and 55th Street
- On-site parking plus available street parking
- Adjacent to Boulder bike path connector system
- Minutes from restaurants, hotels, and Boulder Municipal Airport

FLOOR PLAN — UNIT 2



UNIT 2 — SPACE FEATURES

- ✓ Open warehouse / flex area with epoxy floors
- ✓ Ground-level overhead door
- ✓ Private office | Updated bathrooms
- ✓ ~4,000 SF | Move-in ready



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