

# 2,285 SF FLEX SPACE FOR LEASE



**\$11.75 NNN**

**UNIT 12**

**RANGEVIEW TECH CENTER**

**GARY MANSDORFER**

**(303) 324-4344**

**GARY@JEMCOSEAL.COM**

# **RANGEVIEW TECH CENTER**

## **2,285 SF FLEX SPACE FOR LEASE**

### **Property Highlights**

- **Fully Conditioned space.**
- **Available August 1, 2026**
- **1355 SF of shop/lab/warehouse space**
- **930 SF of office/kitchen/bathroom space**
- **This space has amazing views of the Colorado mountains**
- **Has one grade level drive in 6' wide x 10' high door.**
- **Warehouse/Shop spaces are semi-finished with lots of natural and artificial LED lighting.**
- **The Rangeview building has 103 Parking Spaces ( 3.81/1000 SF)**
- **Conveniently located just off of US 36 between Denver and Boulder**
- **Directly across the highway from Interlocken Business Park**
- **The building has been meticulously maintained throughout its life**
- **Fully Sprinkled**
- **N2 Non-combustible construction**
- **I-1 Zoning allows for a wide variety of uses**
- **Building is managed by owners Gary and Ken**

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### BUILDING PHOTOS



# **RANGEVIEW TECH CENTER 2,285 SF FLEX SPACE FOR LEASE**

**UNIT 12 PHOTOS  
COMING SOON**



**FLOORPLAN COMING SOON**

# **RANGEVIEW TECH CENTER**

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**LEASE RATE: \$11.75 NNN**

**EXPECTED NNN FOR 2026 IS \$5.90  
INCLUDES \$3.46 FOR PROPERTY TAX,  
\$1.68 FOR COMMON AREA MAINTENANCE,  
AND \$0.76 FOR BUILDING INSURANCE.**

**THIS CALCULATES OUT TO A MONTHLY  
RENT OF \$3,361**

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**FOR MORE INFORMATION OR A TOUR OF  
RTC UNIT 12, PLEASE CONTACT:**

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**(NOTE: WE WILL CO-OP WITH TENANT'S AGENTS!)**