

# 1715 IRON HORSE DRIVE

## CLASS A OFFICE CONDO FOR SALE OR LEASE

**CONTACT:**

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[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

**SUITE 102:**

**1,464 SF**

**SALE PRICE:**

**\$241,560 (\$165/SF)**

**LEASE RATE:**

**\$9.95 NNN (\$6.42)\* (\$1,997/Mo.)**

**\*INCLUDES UTILITIES**



- FANTASTIC ACCESS TO HWY 119 – NEW 3 WAY TURN!
- ADJACENT TO COMMON ENTRY LOBBY WITH WAITING/SEATING AREA
- SHARED KITCHEN AND LARGE CONFERENCE ROOM W/ T-1 CONNECTION
- ONE LARGE EXECUTIVE OFFICE AND 2 SUPPORT OFFICES
- ABUNDANT PARKING

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302

### NEW 3-WAY TURN



