

5400

IDYLVILD TRAIL (MOUNT MEEKER RD.)

CONTACT:

[LYNDA GIBBONS](#)

OR [ANNIE LUND](#)

OR [ANGELA TOPEL](#)

(303) 442-1040

WWW.GIBBONSWHITE.COM

SPACE AVAILABLE:

1,042 – 5,832 SF

LEASE RATE:

\$12.00 NNN (\$7.11 + JANITORIAL)

BUILDING SIZE:

8,358 SF

SALE PRICE:

\$1,337,280

HIGHLY VISIBLE OFFICE BUILDING FOR SALE OR LEASE



- HIGH VISIBILITY ON LOOKOUT ROAD AND EASY ACCESS TO 63RD AND HWY 119
- CLOSE TO GUNBARREL TOWN CENTER & HOTEL REDEVELOPMENT
- OUTDOOR PATIO WITH ACCESS FROM PRIVATE OFFICES
- WALKING DISTANCE TO MANY AMENITIES
- ABUNDANT SIGNAGE
- GREAT OPPORTUNITY FOR TENANTS WITH HIGH PARKING NEEDS
- MANY USES POSSIBLE – SEE NEXT PAGE



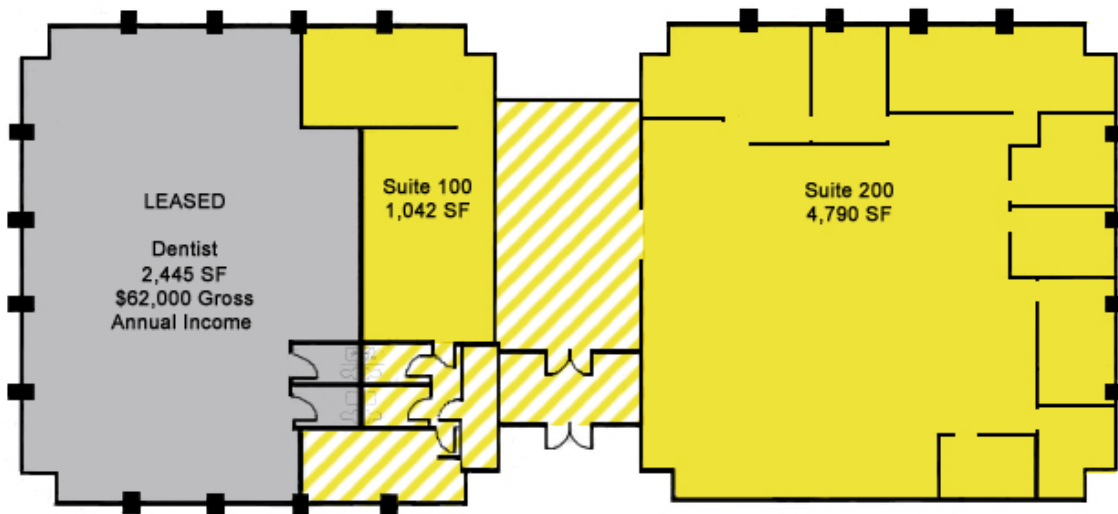
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302



POSSIBLE USES APPROVED:

GENERAL OFFICE, DENTAL CLINICS AND LABS, SOCIAL SERVICES, ENGINEERING OFFICE, OPTOMETRIST, ACCOUNTANTS, LAWYERS, BONDING COMPANIES, ARCHITECTS, LIBRARIES, DATA PROCESSING, FINANCE CORPORATIONS/SAVINGS LOAN/CREDIT UNIONS, PHOTOGRAPHERS, MEDICAL CLINICS WITH PHARMACY, TRAVEL BUREAUS, REAL ESTATE INSURANCE OFFICES, ADVERTISING AGENCIES, GOVERNMENTAL AGENCIES, ASSOCIATION OFFICES, STOCK BROKERS, CHIROPRACTORS, EMPLOYMENT AGENCIES, AND RESEARCH LABORATORIES.



Suite 100, 200 & Adjoining Hall: 5,832 SF



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