

Depot Square in the Heart of Boulder Junction

PEARL AND 30TH STREET

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SPACE AVAILABLE:

5,400 SF

*(2,700 SF ON 1ST FLOOR
& 2,700 SF ON LOWER LEVEL)*

LEASE RATE:

\$25.00 NNN BLENDED

*(\$35.00 NNN FOR 1ST FLOOR
& \$15.00 NNN FOR LOWER LEVEL)*

DELIVERY:

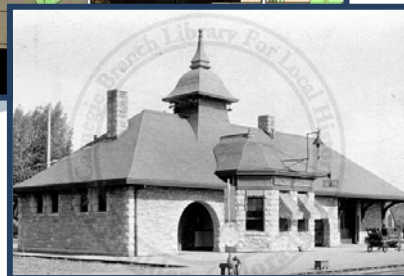
Q2/Q3 2013

THE COMPLETELY RENOVATED HISTORIC DEPOT



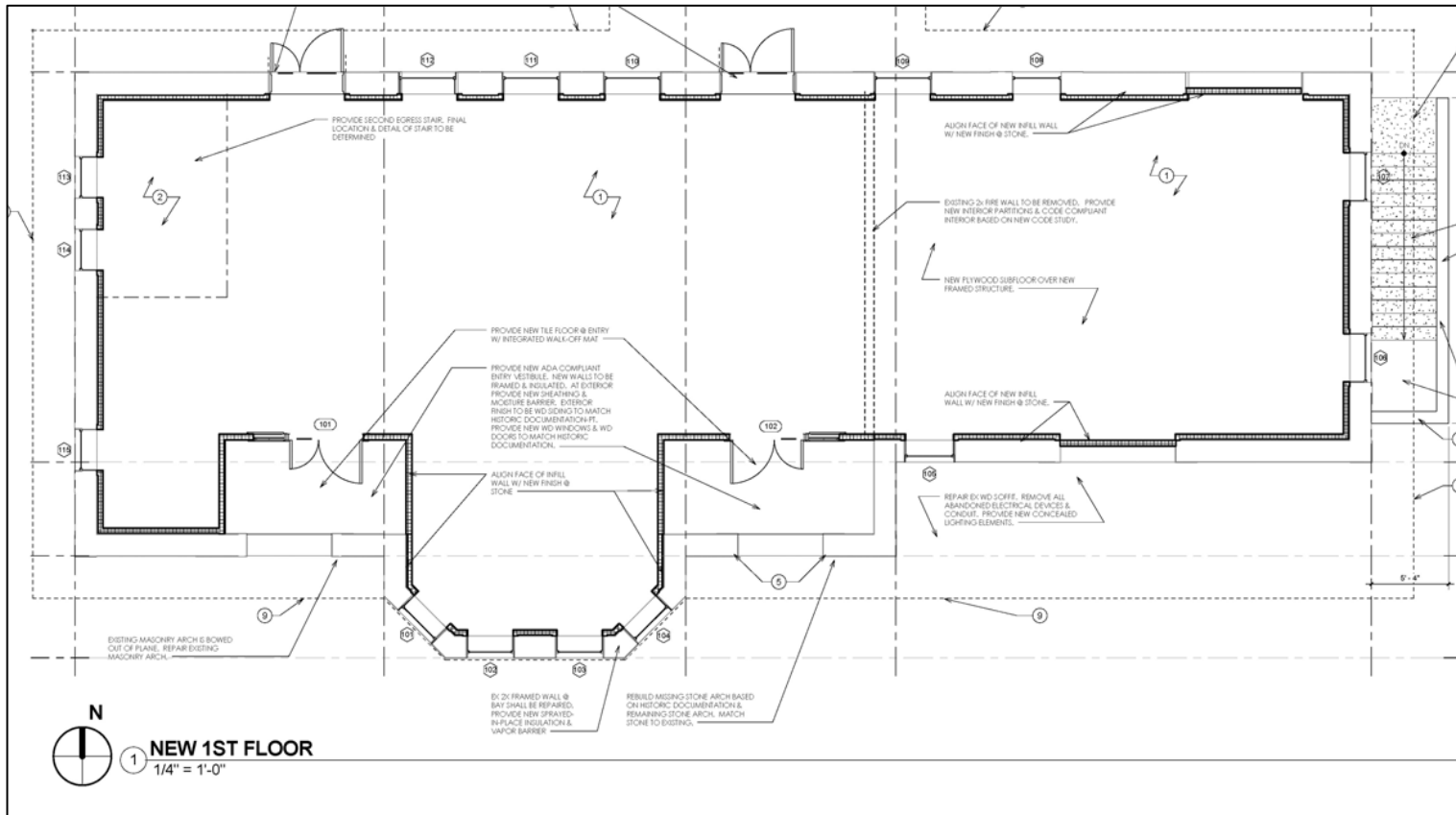
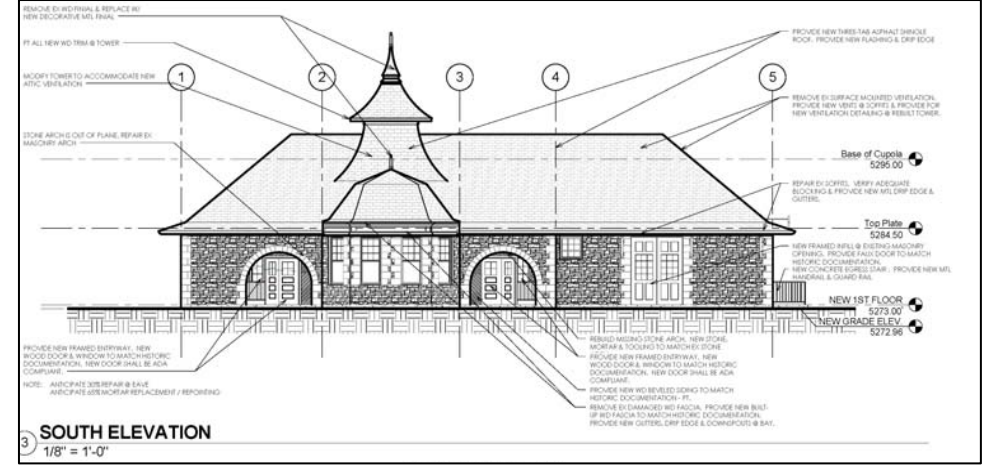
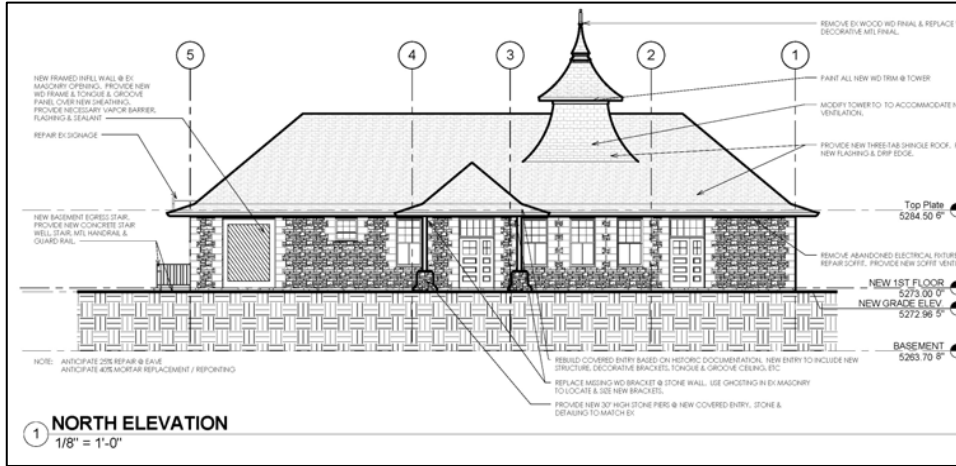
- RESTAURANT USE WITH 400 SF OUTDOOR PATIO
- NEW CENTRAL RTD PARK-N-RIDE WITH 1,000+ RIDERS/DAY, 71 ON-SITE RESIDENTIAL UNITS, 150 ROOM HYATT HOTEL & CONFERENCE CENTER PLUS 319 ADDITIONAL ADJACENT RESIDENTIAL UNITS
- LARGE PUBLIC PLAZA WITH B-CYCLE STATION & CITY EVENTS VENUE ADJOINS THE BUILDING
- WARM GREY SHELL DELIVERY FOR QUALIFIED TENANTS WITH GREASE TRAP, CHASE FOR HOOD & 9' CEILINGS IN LOWER LEVEL
- DIRECT ACCESS TO GOOSE CREEK TRAIL SYSTEM, WHOLE FOODS, 29TH STREET & TARGET

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.



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AREA MAP

CONCEPT DRAWINGS

