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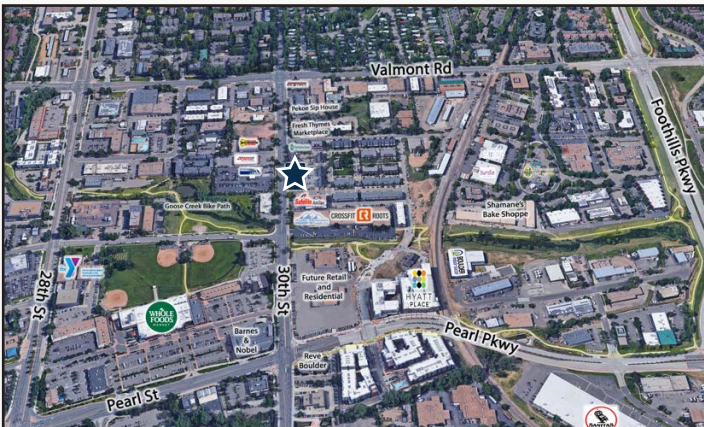
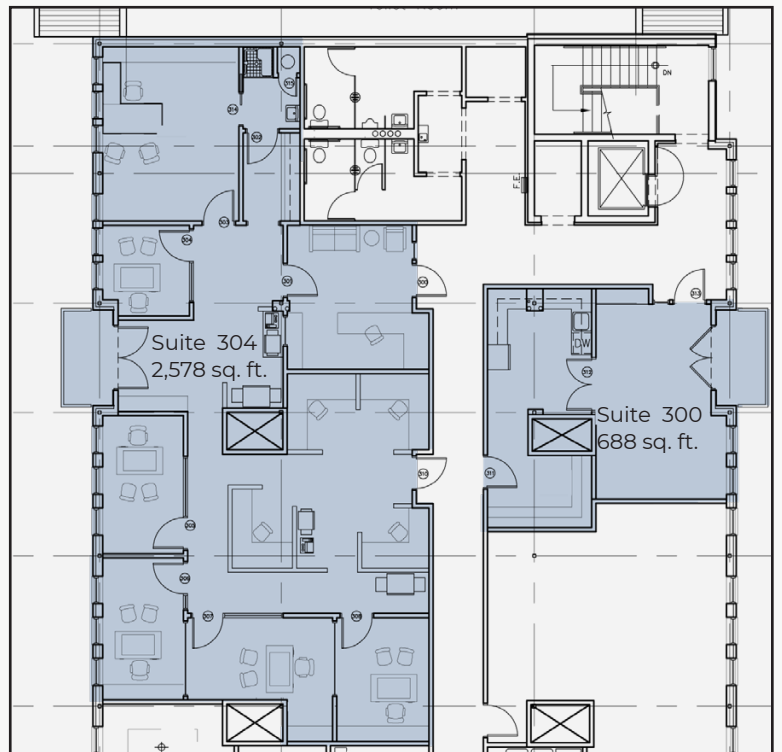
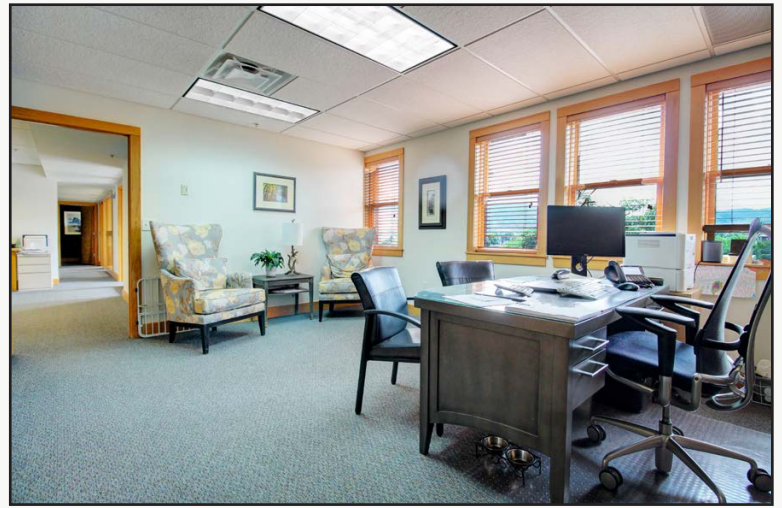
Great Central Boulder Office For Lease

Suite	Size	Lease Rate / sq. ft.
300 - 304	3,266 sq. ft.	\$19.75 NNN
Expenses / sq. ft.		\$14.26*

* Including Utilities

- Great Centrally Located Third Floor Office Suite with Incredible Western Views, 6 Offices, Open Work Area, Conference Room, Kitchen, Two Balconies & Private Bathroom with Shower & Sauna, New Carpet & Paint
- Located in the Vibrant Steel Yards Near Fresh Thymes Eatery, Pekoe Sip House, The Roadhouse Boulder Depot, Whole Foods & Adjacent to Goose Creek Bike Path
- Six Reserved Garage Parking Spaces at No Additional Cost
- Space in Excellent Condition - Perfect for Medical & Professional Office with Elevator Access & 2 Hour Free Customer Parking

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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