



Iris Park

3107 Iris Avenue, Boulder, CO

3107

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Video Tour



View Map

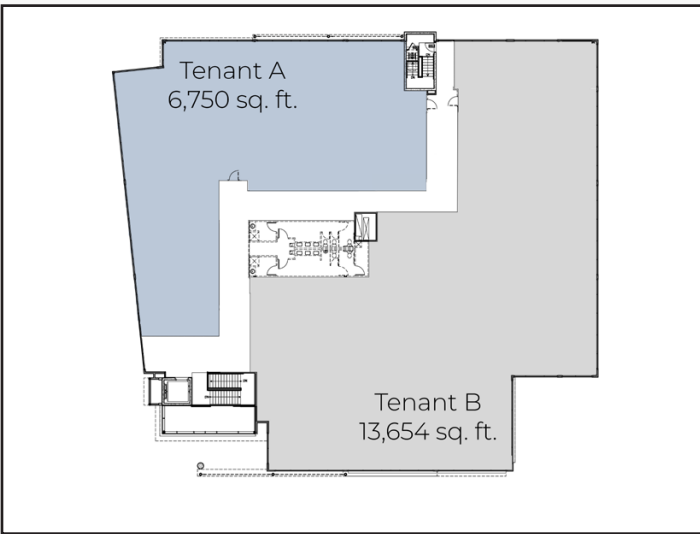
Visibility, Tranquility & Unbeatable Views

Suite	Size	Rate
A	6,750 sq. ft.	\$25.00 NNN
B	13,654 sq. ft.	\$25.00 NNN
A & B	20,404 sq. ft.	\$23.00 NNN
Expenses / sq. ft.		\$12.97*

*Not Including Suite Janitorial

- Great Opportunity for Single Tenant Floorplate
- Excellent Views & Abundant Natural Light
- Highly Visible Location with Easy Access to CO-119 (Diagonal Highway) & CO-157 (Foothills Parkway)
- Sustainable & Energy Efficient Design
- Building is Uniquely Located and Landscaped for a Serene Office Environment
- Direct Access to Pedestrian & Bike Paths, Plus RTD Transit System
- ~3,1,000 Parking - Covered & Surface

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.

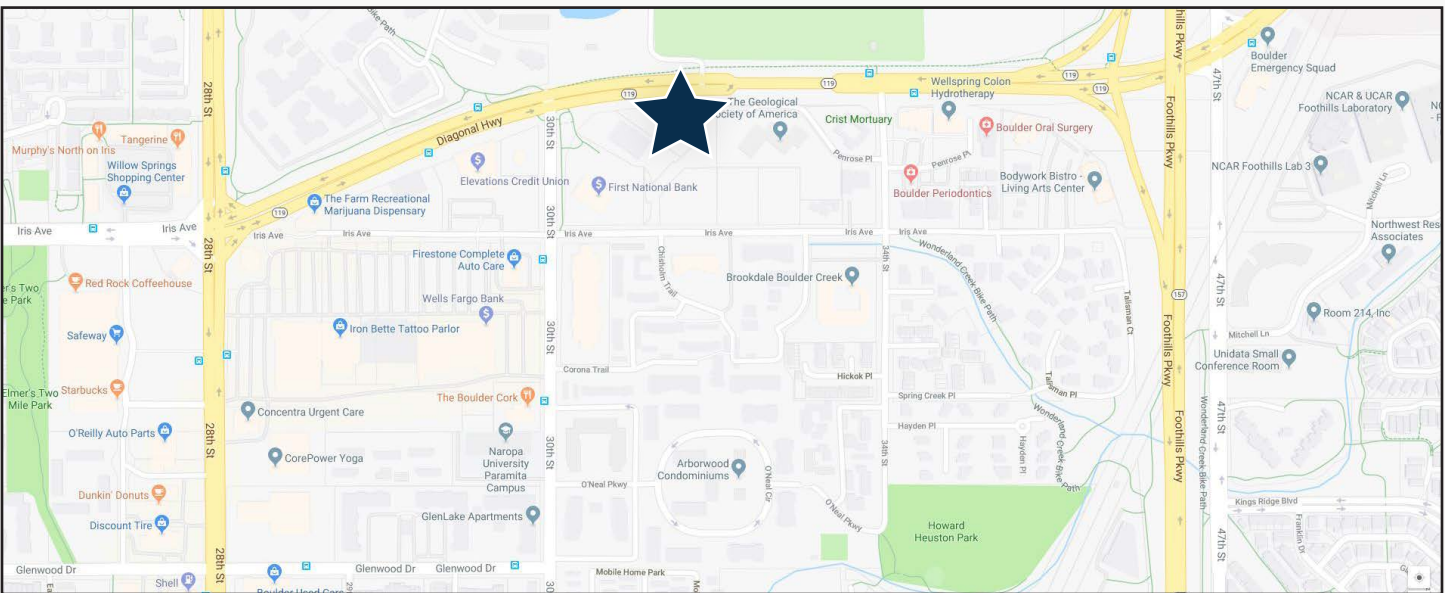


SUSTAINABLE & ENERGY EFFICIENT DESIGN

- Built to LEED Gold Standards
- Exceeds City of Boulder Energy Code
- Rooftop Solar Array
- High Efficiency HVAC & Lighting Systems

AMENITIES

- Internet Connectivity Options - Building is Wired for Both Comcast & CenturyLink
- Secure Bike Parking / Bike Garage Under Building



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