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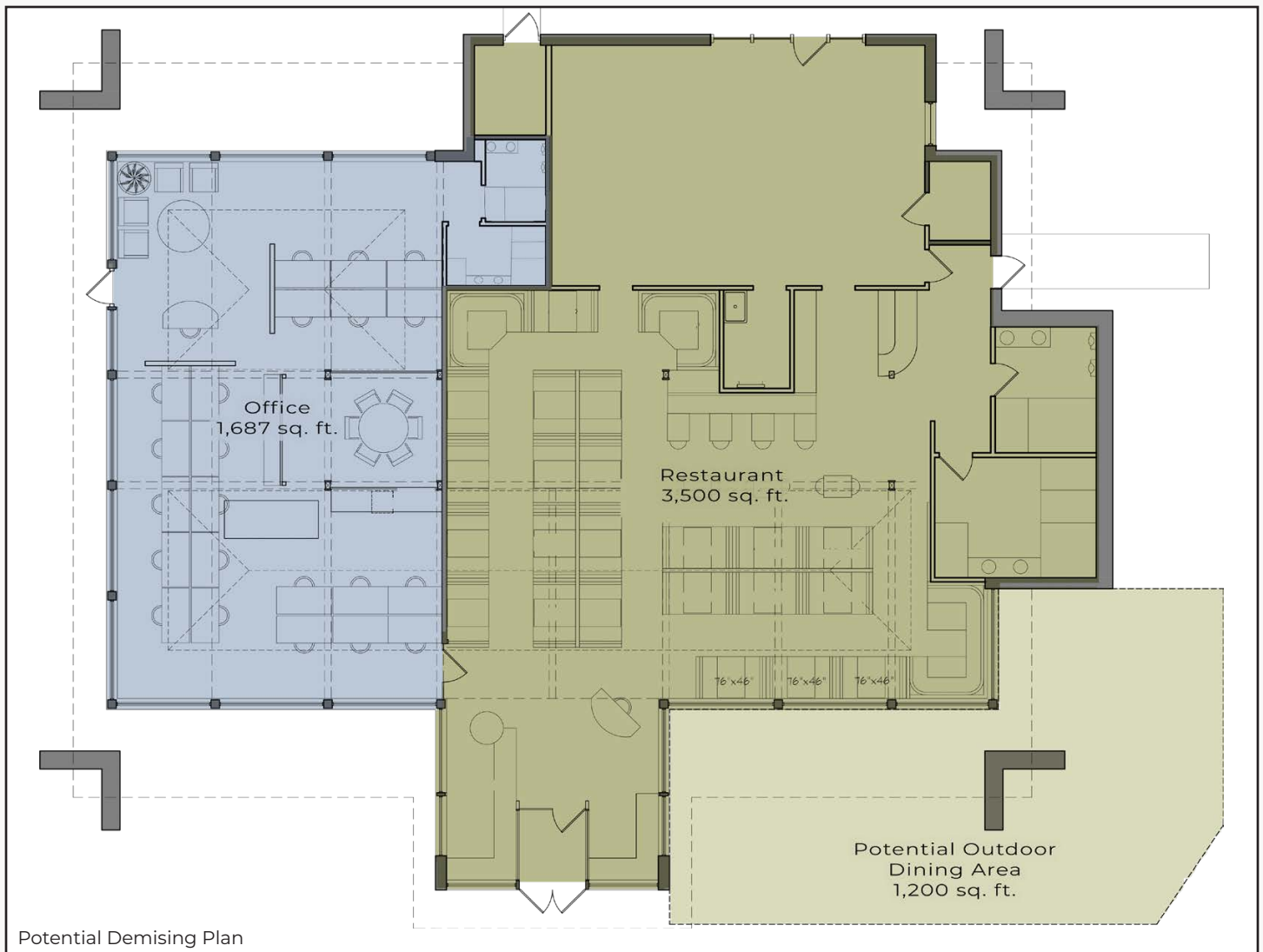
Restaurant or Office For Lease

Suite	Size	Lease Rate / sq. ft.
Full Building	5,187 sq. ft.	\$18.00 NNN
Restaurant	3,500 sq. ft.	\$19.50 NNN
Office	1,687 sq. ft.	\$19.50 NNN
Expenses / sq. ft.		\$12.94*

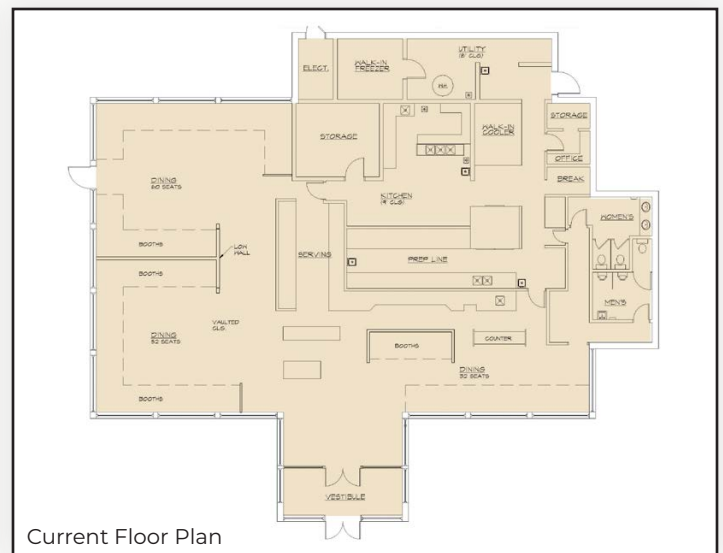
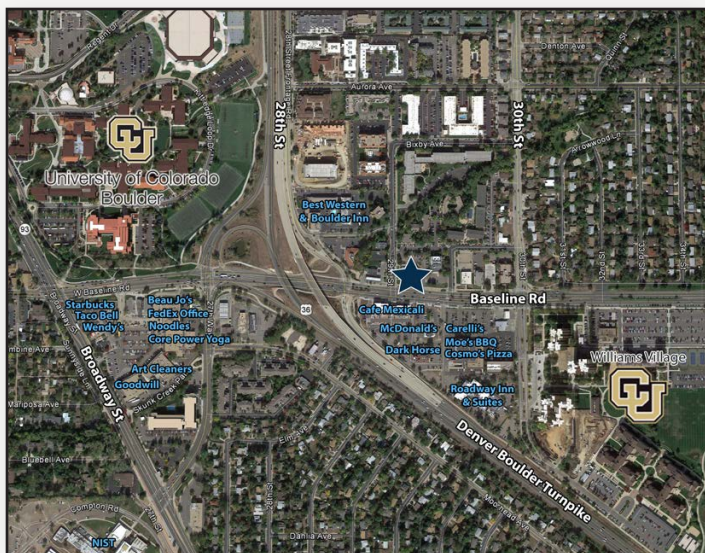
*Not Including Utilities

- High Visibility Standalone Building For Lease
- Building is Divisible into 2 Suites for Office & Restaurant
- Ideal for Restaurant, Medical, Technical or Professional Office, Fitness & Daycare Uses
- Former Restaurant with Walk-In Coolers & Freezers, Hoods & Other Restaurant Infrastructure in Place
- Potential 1,200 sq. ft. Outdoor Patio Dining Area at No Additional Cost
- Close to CU Campus with Great Visibility & Direct Access to US 36
- Parking Shared with Adjacent Properties

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.



Potential Demising Plan



Current Floor Plan

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