

# FOR LEASE

**5749 Arapahoe Road  
Boulder, Colorado**

## FOR LEASE:

City/County: Boulder/Boulder  
Space Available: Ste. 2-E - 1,260 sf\*  
Ste. 2-W - 1,260 sf\*  
\*May be combined for 2,520 sf  
Lease Rate: \$10.00/sf  
Expenses: Utilities & Janitorial  
Lease Term/Type: Flexible/Gross  
Parking: Ample  
# of Floors: Two  
Project SF: 12,560 sf  
Site SF: 26,342 sf  
Available: Immediately

Updated August 31, 2006



## REMARKS:

One-owner creampuff tucked neatly behind the carwash across from Angel Pines Country Club. Attractively priced for the economy-minded company.

Two suites available on the second floor, each comprised of fixed office and open space with plumbing.

*For Additional Information Contact:*

SALLIE L. TAYLOR/DAN HENDRICK

OFFERED BY **IRWIN & HENDRICK**  
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