

FOR SUBLEASE

**1526 Spruce Street,
#301
Boulder, CO**

FOR SUBLEASE:

Space Available: 180/SF
Lease Rate: \$ 500/MONTH
Operating Expenses: Full Service Gross
Date Available: Immediately
Lease Term: Negotiable
Building Size: 10,900/SF
Year Built: 1986
Lot Size: 7,000 SF
Zoning: RBI-E
City/County: Boulder/Boulder
Construction: Frame/Brick Veneer
Elevator: Yes
HVAC: 100%



REMARKS:

A very sharp, professional office building built with style and function. Providing full reception and phone answering services, common conference room, showers and lockers and kitchen. Use of copier, printer and FAX for a nominal fee. Telephone/Modem/T-1 service available. Telephone equipment provided by Landlord.

Updated 8/14/09

For Additional Information Contact:

SALLIE L. TAYLOR (x.4) OR DAN HENDRICK (x.3)

OFFERED BY

IRWIN & HENDRICK RE

COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

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. It is your responsibility to independently confirm its accuracy and completeness.

Address
Approx. RSF

Insert picture of floor plan.

IRWIN & HENDRICK RE
COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

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. It is your responsibility to independently confirm its accuracy and completeness.