

FOR LEASE

**3275 Prairie Avenue
Boulder, CO 80301**

FOR LEASE:

Space Available: #3275: 6,760 sf

Lease Rate: \$7.00/sf plus Expenses

Expenses: Prorated Gas/Electric
Estimated to be \$2.10 Trash
Interior janitorial
Prorated H2O
Prorated Snow Removal
Prorated HVAC Maint.

Building Size: 21,500 sf (west)
24,790 sf (east)

Lot Size: 123,702 sf

Year Built: 1966 (west) / 1974 (east)

Construction: Steel Frame/Masonry

Zoning: IG-E

City/County: Boulder/Boulder

Parking: 80 spaces, 2:1000

Ceiling Height: 10' clear

Loading: Multiple Docks
Multiple Drive-ins

Tenant Finish: Negotiable

HVAC: Gas Forced Air
3245 Unit is swamp cooled

Updated 6/24/10



REMARKS:

Versatile office/warehouse building with 6,760 sf office/warehouse suite available; Two blocks from 29th Street.

Warehouse is very clean and painted beautifully, has a private entrance and/or office with adjacent office or conference area, two restrooms, 2 more offices in warehouse, one dock-hi door, 10' clear ceilings to steel joists.

For Additional Information Contact:

DAN HENDRICK OR SALLIE TAYLOR

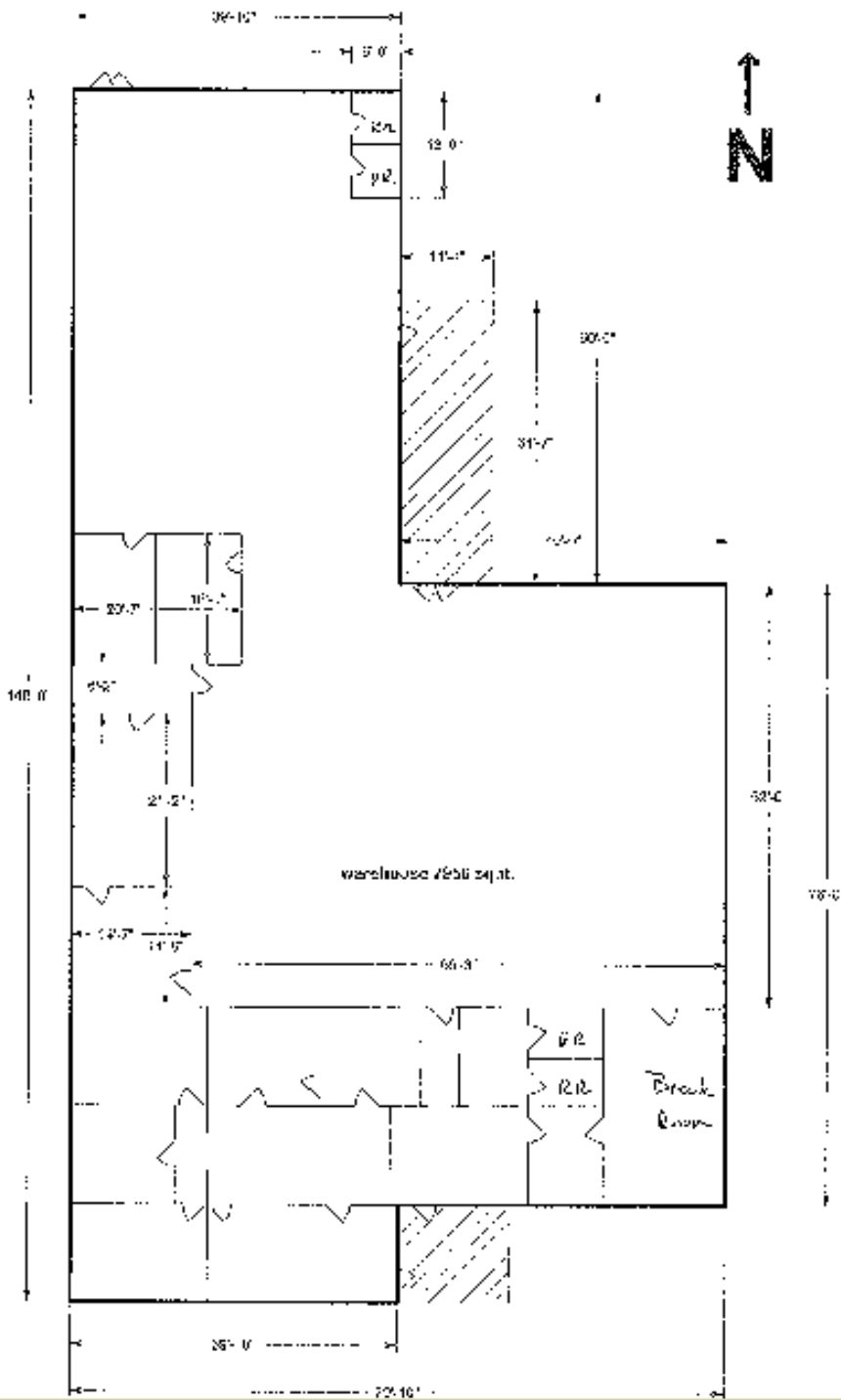
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IRWIN & HENDRICK

COMMERCIAL AND INVESTMENT REAL ESTATE

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

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