

# FOR LEASE

**2707 Spruce St.  
Boulder, CO**

## FOR LEASE:

Space Available: 2,613/SF  
Lease Rate: \$ 19.29 /SF Gross +  
Utilities  
Utilities: Separately metered by  
tenant. \$4200/Month  
Date Available: Immediately  
Lease Term: Sublease through  
10/1/2011  
Building Size: 2,613/ SF  
Year Built: 1939  
Lot Size: 7000/SF  
City/County: Boulder/Boulder  
Construction: Concrete Block  
Roof: Composite  
Signage: Building Signage  
Tenant Finish: As-Is

Updated 8/20/09



## REMARKS:

Large vaulted ceiling showroom with one office, plus a 500/SQ. back room for storage. (Back room also has a sink). Private parking lot exclusive for tenant use. Excellent building signage available. Availability subject to existing tenant completing new space.

Appropriate for private dwelling, Daycare, Medical / Dental Office, Restaurant, Animal Hospital, Professional Offices.

### *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.

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**Approx. 2,613/SF**

Insert picture of floor plan.

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