

FOR LEASE

**4900 Nautilus Ct.
Boulder, CO**

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Space Available: 4,330 SF
Lease Rate: \$10.00/SF NNN
Operating Expenses: \$5.25
Date Available: Immediately
Building Size: 15,225 SF
Year Built: 1997
Lot Size: 1.34 Ac.
City/County: Boulder/Boulder
Construction: Brick
Elevator: Yes
Parking: Yes
Signage: No



REMARKS:

This building has 4,330 SF available on the second floor. Suitable for R&D/Office/Flex, this space can accommodate multiple functions.

Great views, backs to open space, showers, elevator, computer room, conference room and a break room.

Updated 11/4/09

For Additional Information Contact:

SALLIE L. TAYLOR (x.19) OR DAN HENDRICK (x.21)

OFFERED BY

IRWIN & HENDRICK RE

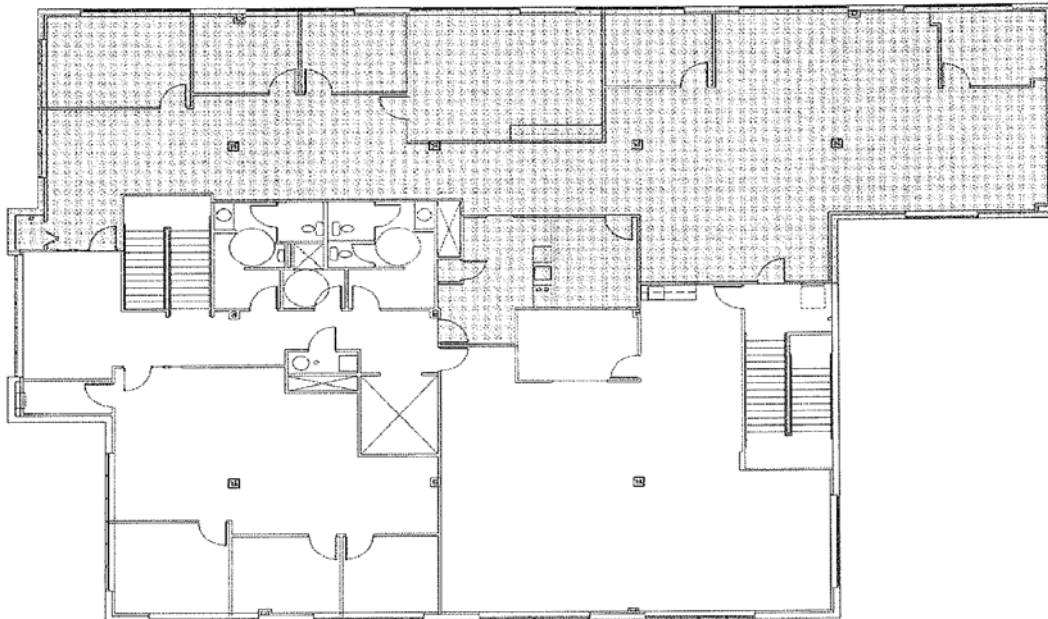
COMMERCIAL AND INVESTMENT REAL ESTATE

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. 4,330 SF

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Boulder, CO 80301



Shaded area represents space available. Drawing is not to scale.

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