

**YEAR 1 LEASE RATE
REDUCED!**

**CREATIVE
OFFICE SPACE
FOR LEASE**

3100 Carbon Place, Unit 101 & 102
Boulder, Colorado

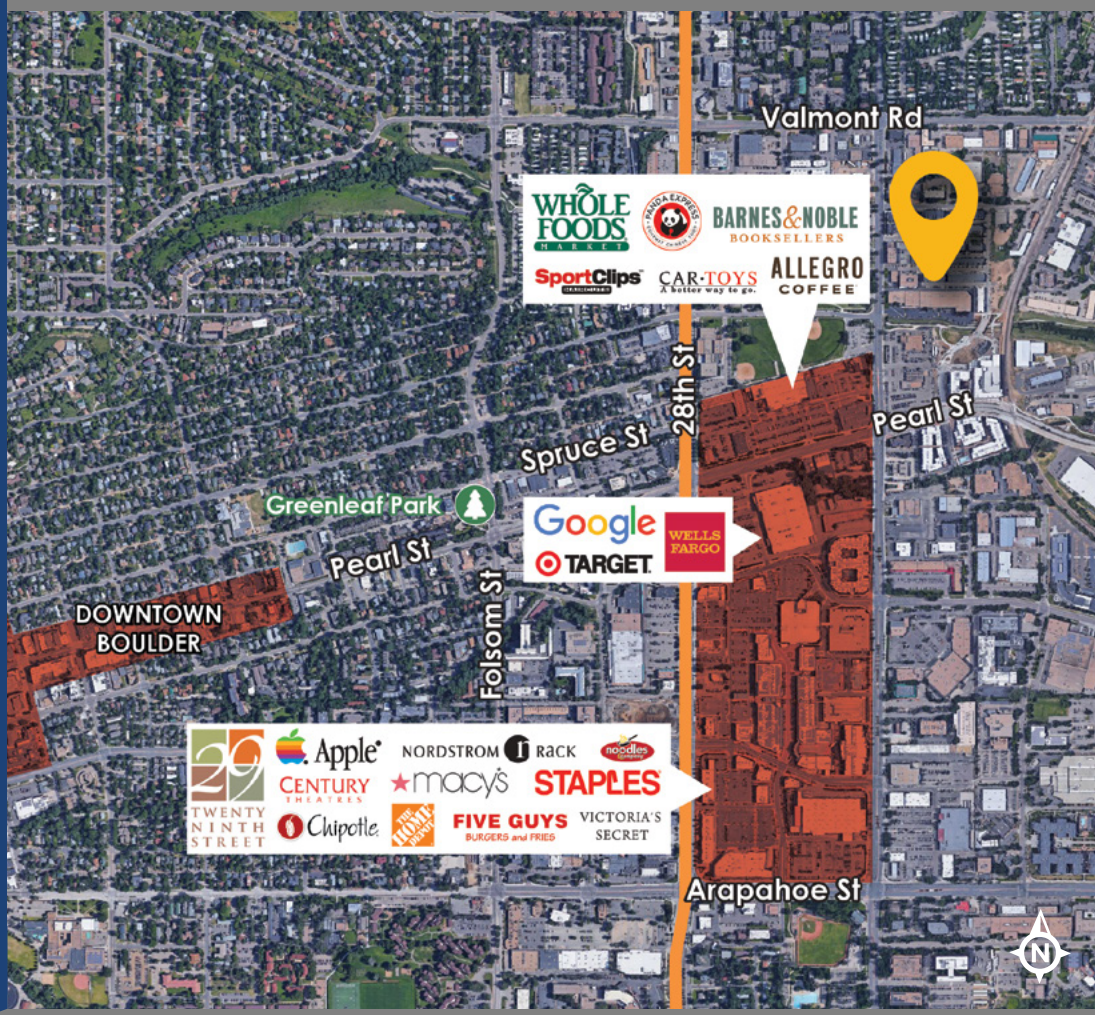
BUILDING HIGHLIGHTS

SPACE AVAILABLE	5,040 RSF
LEASE RATE	\$23.50 / RSF \$10.00 / RSF
EXPENSES	\$11.26 / RSF*

*Not Including Gas & Electric

PROPERTY FEATURES

- MOVE-IN READY! Newly carpeted and freshly painted.
- Creative Office Space with a central Boulder location in the Steel Yards
- The space includes open work areas, private offices, conference room, reception area, kitchen and two private restrooms with a shower
- Private offices on second floor mezzanine
- 8 Reserved covered parking spaces
- Quick access to the Transit Center, 29th Street Mall and Many Other Nearby Amenities



FOR MORE INFORMATION CONTACT:

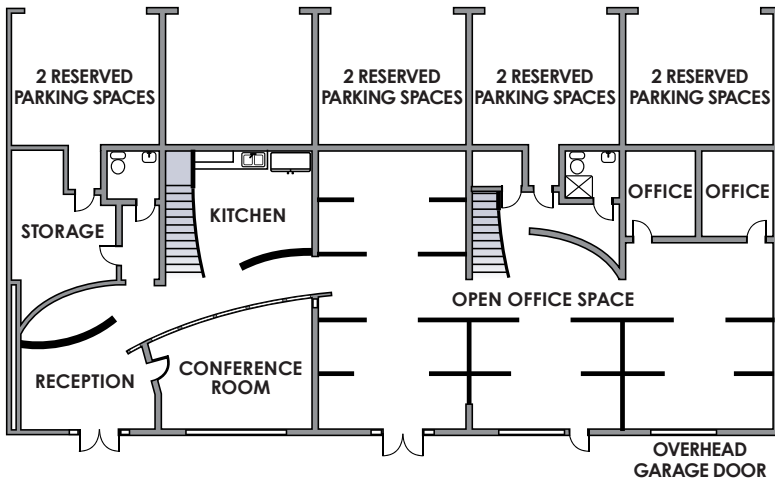
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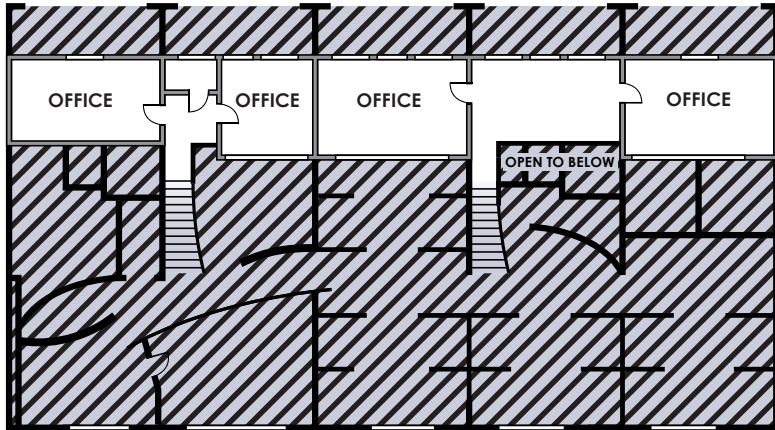


FLOOR PLAN

1ST FLOOR



2ND FLOOR MEZZANINE



8 RESERVED COVERED PARKING SPACES



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