



1780 55th Street

Boulder, CO

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Property Info & Gallery



View Map

Prime Flex / Industrial Space For Sublease

Available Space	Lease Rate / sq. ft.
6,907 sq. ft.	\$13.00 - \$15.00 NNN
18,592 sq. ft. (Full Building)	\$13.00 - \$15.00 NNN
Expenses / sq. ft.	\$7.43*

*Not Including Utilities, Janitorial & Trash

- 6,907 sq. ft. As-Built Space Evenly Divided Between Warehouse (Ample Power, ~18 ft. Clear Height, 10 ft. x 12 ft. OH Door with Grade Level & Dock High Access, HVAC & Unit Heater, 2 Restrooms) & Recently Updated Office Featuring 11 Private Offices with Natural Light, 2 Conference Areas, Storage Areas, Kitchenette & 2 Restrooms
- Potential to Increase Warehouse Square Footage – Contact Broker for Plans
- 18,592 sq. ft. (Full Building) Evenly Divided Between Warehouse (Ample Power, ~18 ft. Clear Height, One 10 ft. x 12 ft. Dock High Door & 2 OH Grade Level Doors, Unit Heaters, Restrooms) & Extensive Office
- Parking Ratio of ~2.4:1000
- Sublease Through August 31, 2022 with Longer Direct Term Possible
- Great Location, Easily Accessible from Hwy 36 Via Foothills & with Great Proximity to Restaurants, Breweries & BCH Foothills Campus

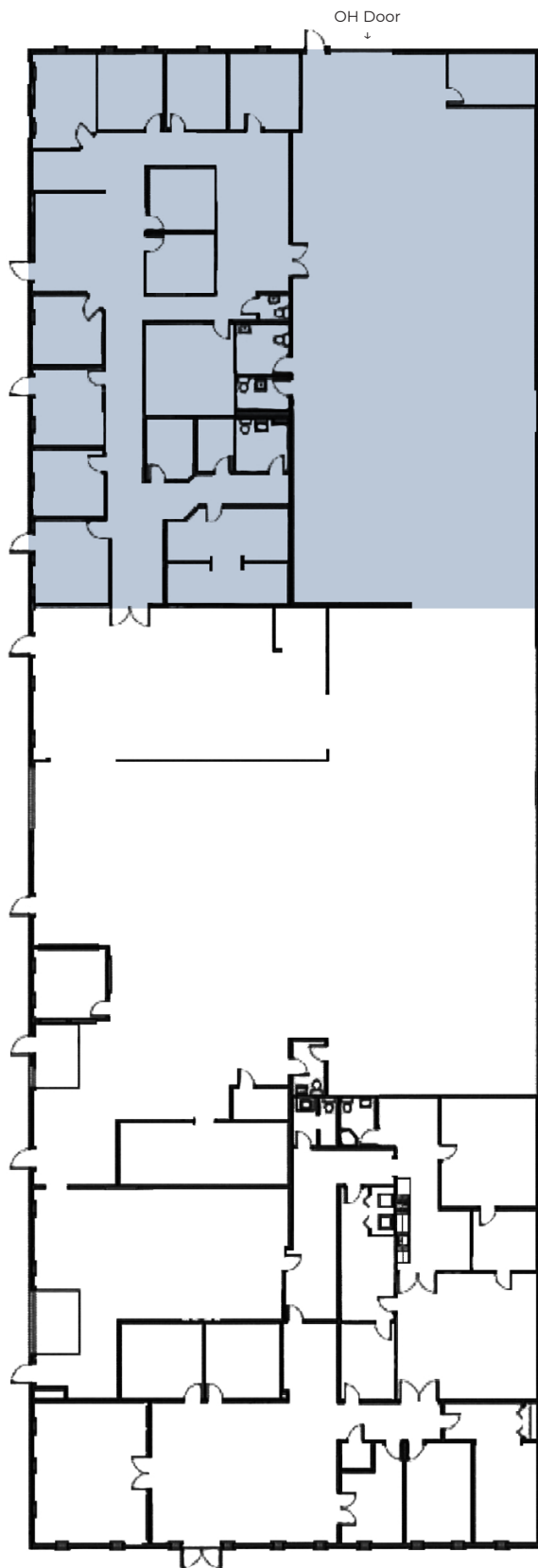
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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

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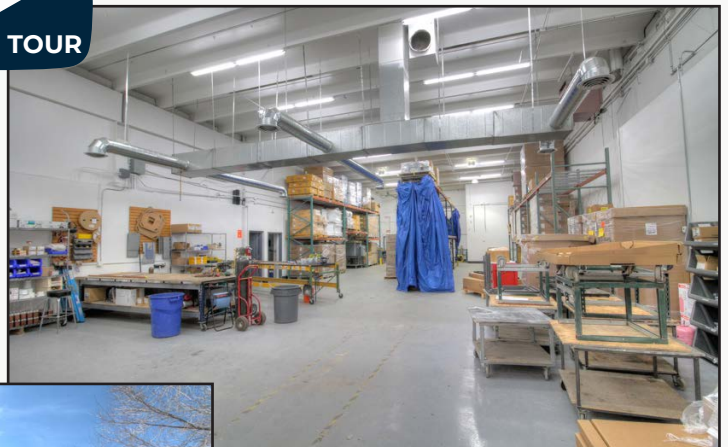
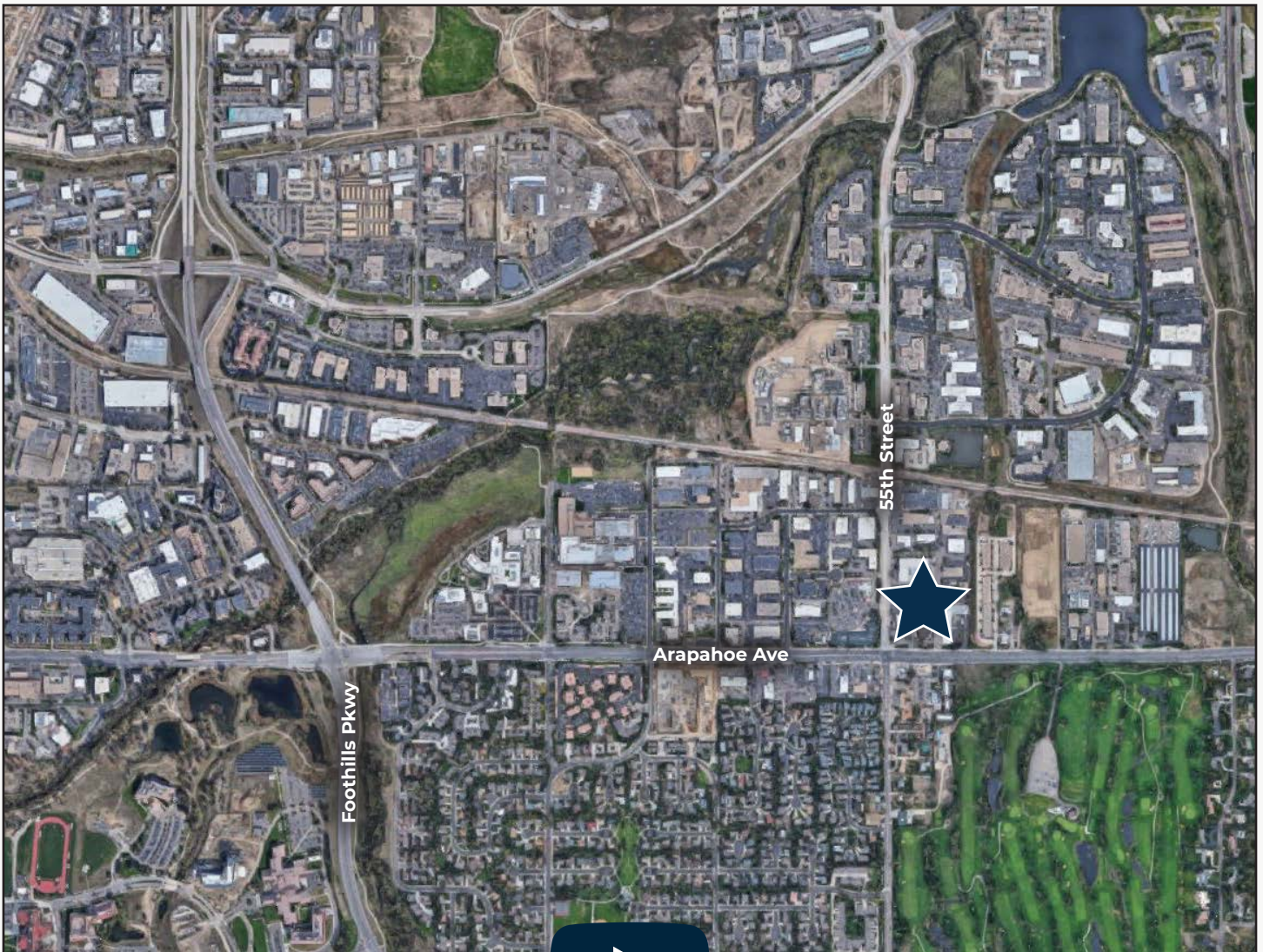
6,907 sq. ft.
Contact Broker for Potential Plans for Increased Warehouse



18,592 sq. ft.



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