

F¹⁸²⁰ FOLSOM, BOULDER

PRIME DOWNTOWN BOULDER LOCATION

CONTACT:

[LYNDA GIBBONS](#) OR

[ANNIE LUND](#)

(303) 442-1040

WWW.GIBBONSWHITE.COM

SPACE AVAILABLE:

14,405 SF

LEASE RATE:

\$18.00 NNN (\$8.75*)

*PLUS INTERIOR JANITORIAL & UTILITIES

AVAILABLE:

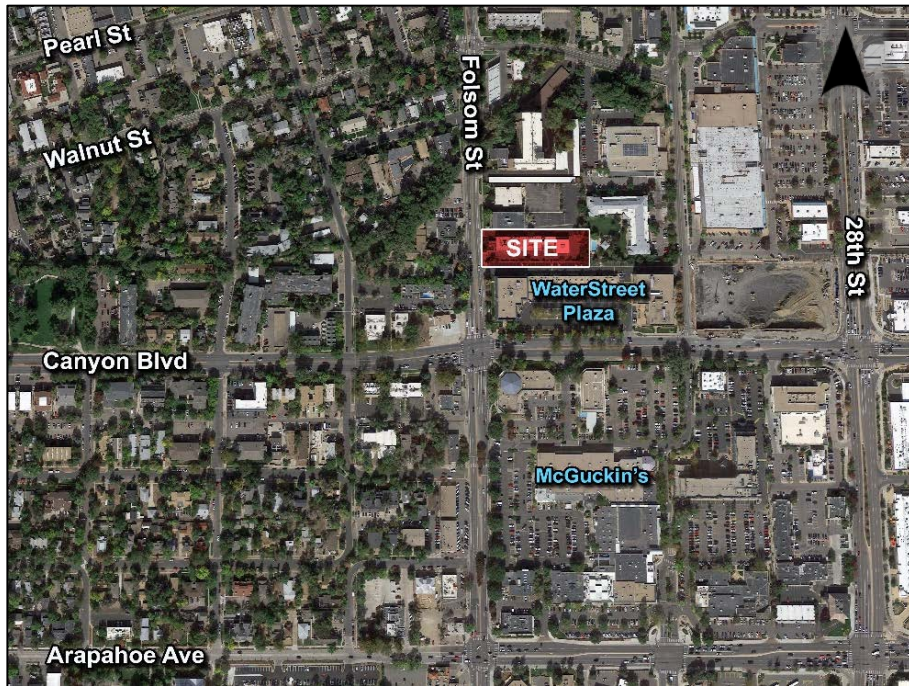
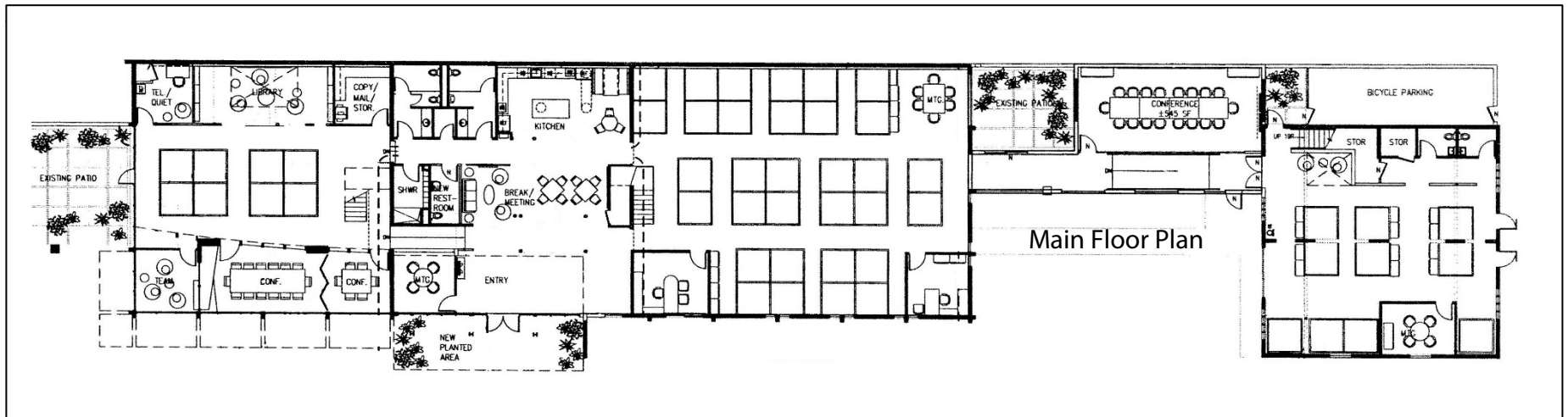
Q3 2017



- CENTRAL BOULDER LOCATION WITH EASY ACCESS
- 34 FREE ON-SITE PARKING SPACES EXCLUSIVE TO TENANT
- OPEN LAYOUT IDEAL FOR TECH COMPANY
- MULTIPLE CONFERENCE / TEAM ROOMS
- SHOWER AND CHANGING ROOM ON-SITE
- OUTDOOR PATIO AREAS GREAT FOR MEETINGS OR AL FRESCO LUNCHES
- LEED-CI PLATINUM CERTIFIED
- BELOW MARKET OPERATING COSTS AT UNDER \$10/SF FULL SERVICE DUE TO HIGHLY EFFICIENT HVAC SYSTEM

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.

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