









OFFICE/MEDICAL SPACE  
**FOR LEASE**  
 5377 Manhattan Cir. Boulder, CO 80303

## PROPERTY HIGHLIGHTS

This Class-A professional office/medical building has excellent natural light with spectacular Flatiron views. This suite is perfectly located - adjacent to open space and only a mile from the East Boulder Rec Center. The building couldn't be any better located for commuting with superb access by car, bus, or bike and plentiful parking for tenants and guests alike. The building is well maintained, has an elevator and ADA compliant bathrooms. Projects a professional image with lots of natural light. Generous sized offices, work room, and lobby. Easy access to Foothills Parkway, HWY 36 and Louisville. This space is on the first floor with lots of natural light, exposed ceilings and a very clean look and feel. Conference room and common area bathrooms. In addition to 10'x10' built-in work stations, there are flat files, two-drawer file cabinets, 2 - 6ft long shelving units and 2 - 9ft long wall mounted open shelving units. Space includes a under counter refrigerator, micro-wave and sink.

<b>Suite 101</b>	811 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$12.00/RSF NNN
<b>Expenses (Est)</b>	\$17.04/RSF
<b>Parking</b>	On-Site, Including Covered
<b>Zoning</b>	Office & Medical
<b>Lease Term</b>	Negotiable

**Colorado Group** FOR MORE INFORMATION

 First Floor	 Flexible Zoning	 High End
 Near Bike Path	 Parking	 Near Bus Route

**Jason Kruse, CCIM**  
 Principal/Managing Broker  
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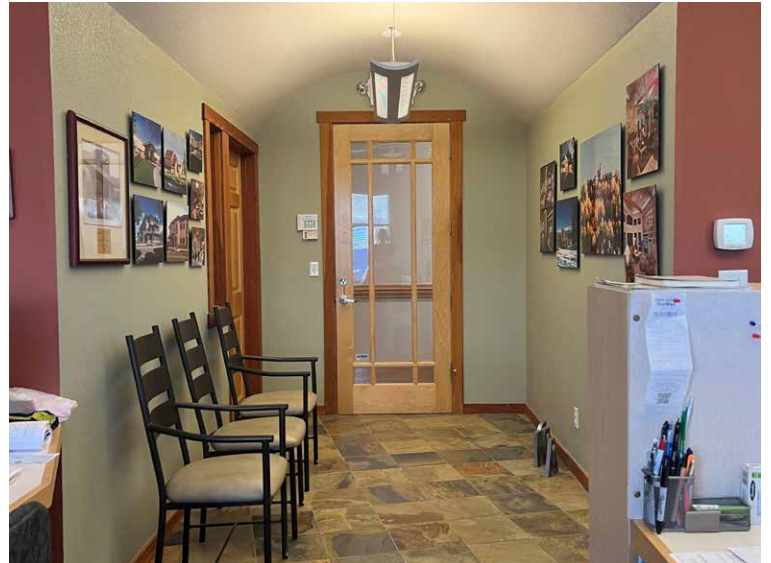
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## PROPERTY PHOTOS



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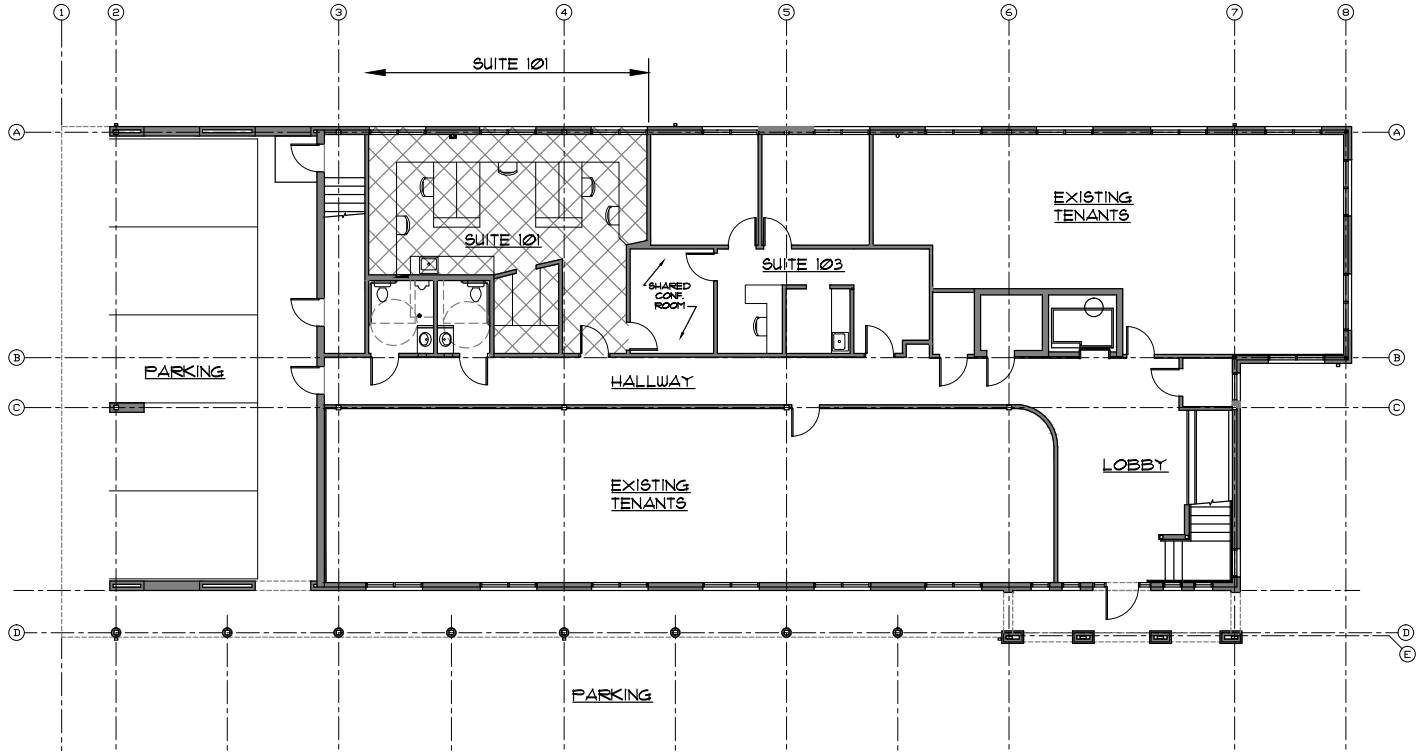
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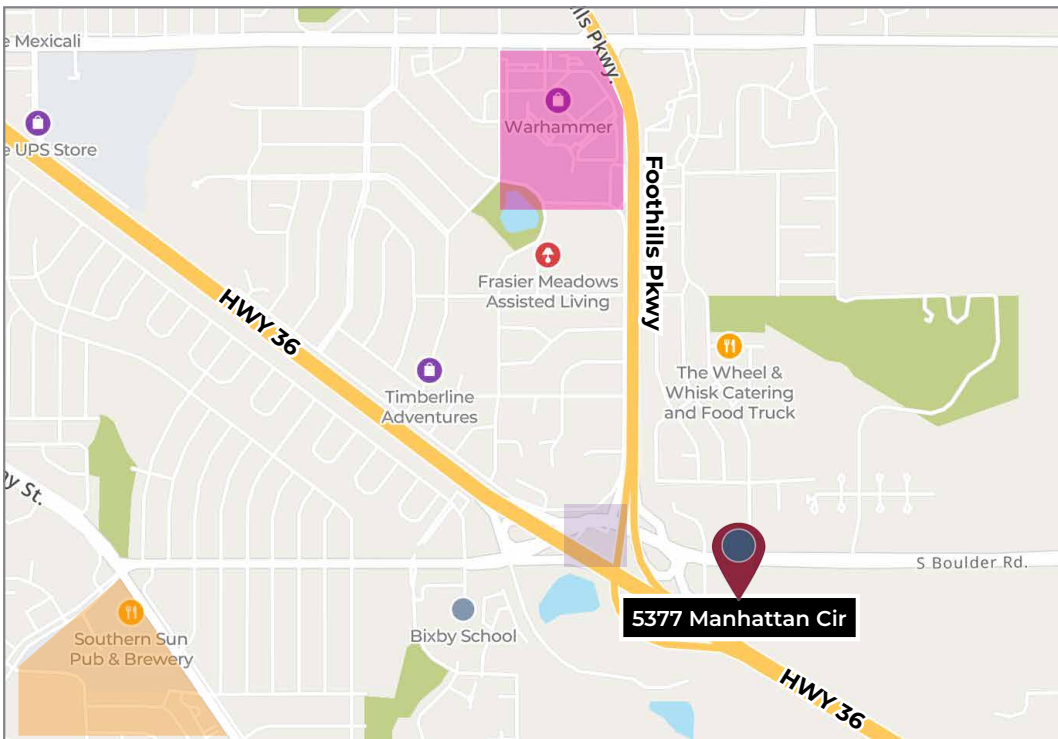


## PROPERTY FLOOR PLAN

### FOR LEASE SUITE 101



## PROPERTY LOCATION



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