

## Industrial Flex Space

**3620 WALNUT STREET | BOULDER, CO 80301**

Unit Size 1,800–7,800 SF

Rate \$14.75/SF NNN (\$5.00)

Available Now

# BRING YOUR IMAGINATION

They say that great minds think alike. In this case, great minds think right here. This long and skinny, yet roomy workspace is a real estate epiphany waiting to happen for open-office hunters and creative types. The exposed ceilings leave plenty of head space for big ideas, the concrete floors give it a cool, industrial edge, and the central Boulder location is the perfect place for working minds to play.

## PROPERTY HIGHLIGHTS

- Great Retail Exposure and Visibility on Walnut
- Two Dock Doors with Loading Ramp and Easy Access
- I-GE (Industrial Zoning) with 3-Phase Power
- Multiple Configurations Available
- Central Boulder Location

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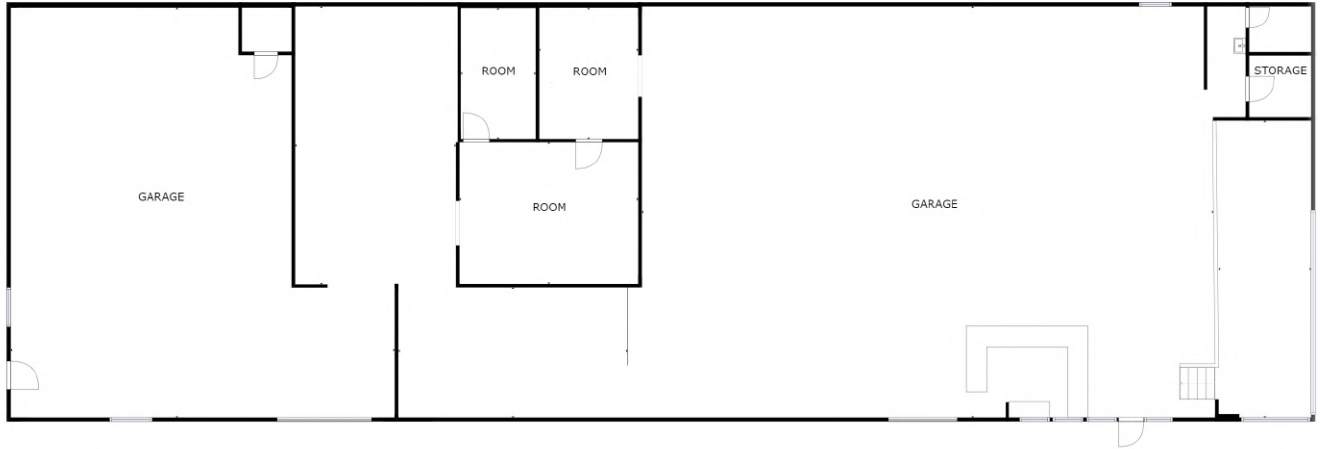
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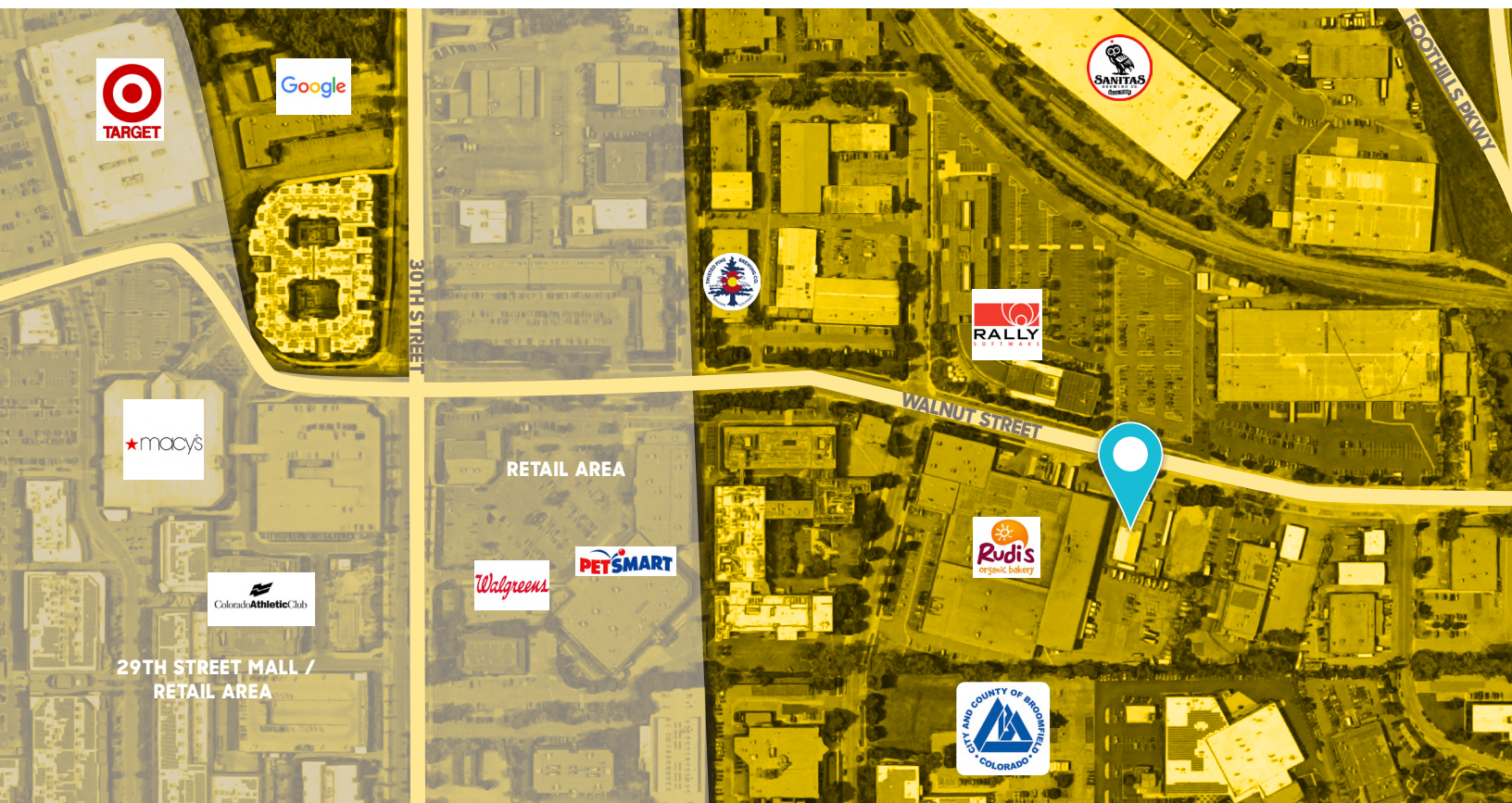
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REAL ESTATE

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