

FLEX/R&D SPACE FOR LEASE

6328 Monarch Park Place



Property Highlights

Building Size:	36,876 square feet
Minimum Divisible:	Approximately 9,000 square feet
Lease Rate:	\$11.00 NNN
Expenses:	\$7.25 including utilities
Parking:	1 per 313 square feet
Year Built:	1998
Available:	October 1, 2011

Additional Information

The building is centrally located with easy access to Boulder, Gunbarrel, Longmont and I-25 and has good visibility from Highway 52. The building provides great views to the east of Boulder County open space and to the west of the Rocky Mountains. The building has two floors and consists of a large reception area, perimeter offices, bullpen, and large kitchen on the first floor. There are also showers in the first floor restrooms.

3rd Quarter 2011
Xceligent # 416672



Susan Chrisman or Valerie Johnson
303.449.2131

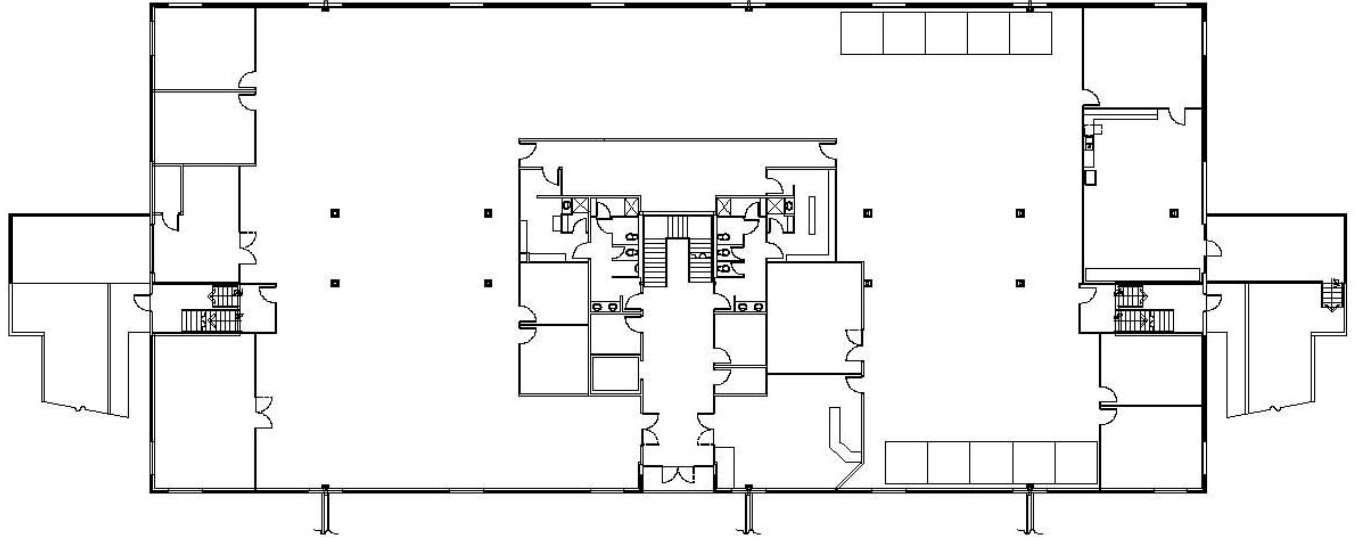


www.chrismancommercial.com
Steven Chrisman or Michele Miller
303.938.8200

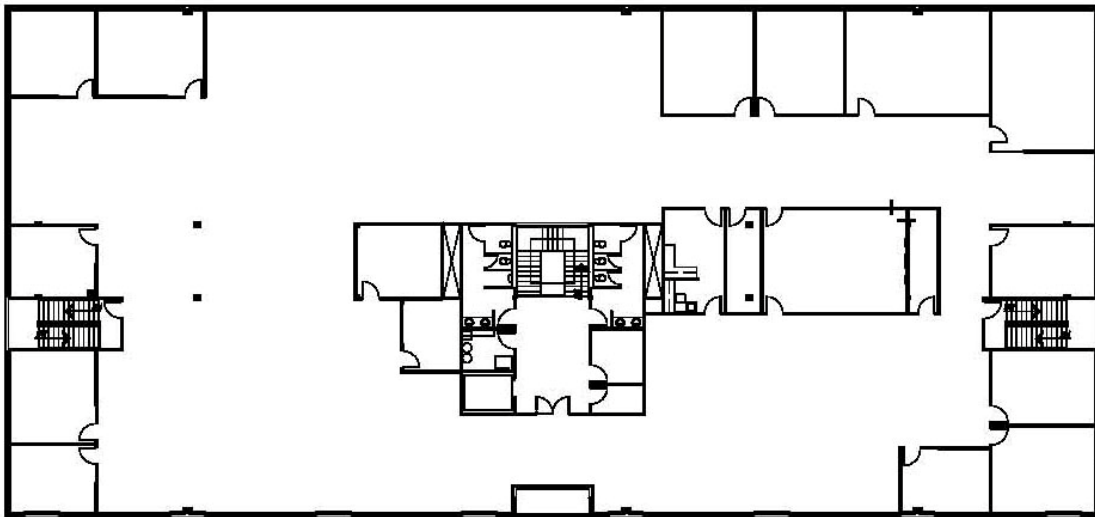
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FIRST FLOOR



SECOND FLOOR



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