

Affordable Boulder Office Space for Lease

5485 CONESTOGA CT | BOULDER, CO 80301
SUITE 210

Unit Size 2,651 SF
Rate \$13.00 NNN (\$6.70)
Available Now

**FREE RENT
AVAILABLE
WON'T YOU BE
MY NEIGHBOR?**

Let's just get past the fact that this space is a raging steal of a deal for Boulder and focus on the even better part: neighbors. Home to more tenant variety than the Great Barrier Reef, this tucked-away gem is perfect for a tech company or small business looking to work in VERY good company. Plus, it doesn't hurt to be neighbors with the likes of Blackbelly, Pica's Taqueria and Ozo Coffee with a hungry team to feed.

PROPERTY HIGHLIGHTS

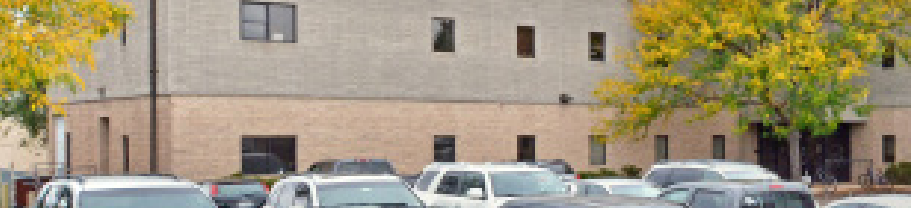
- 9 private offices
- Large conference room
- Kitchen with dishwasher
- Elevator access
- Common restrooms
- One month of base free rent for every year of term



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for virtual tour



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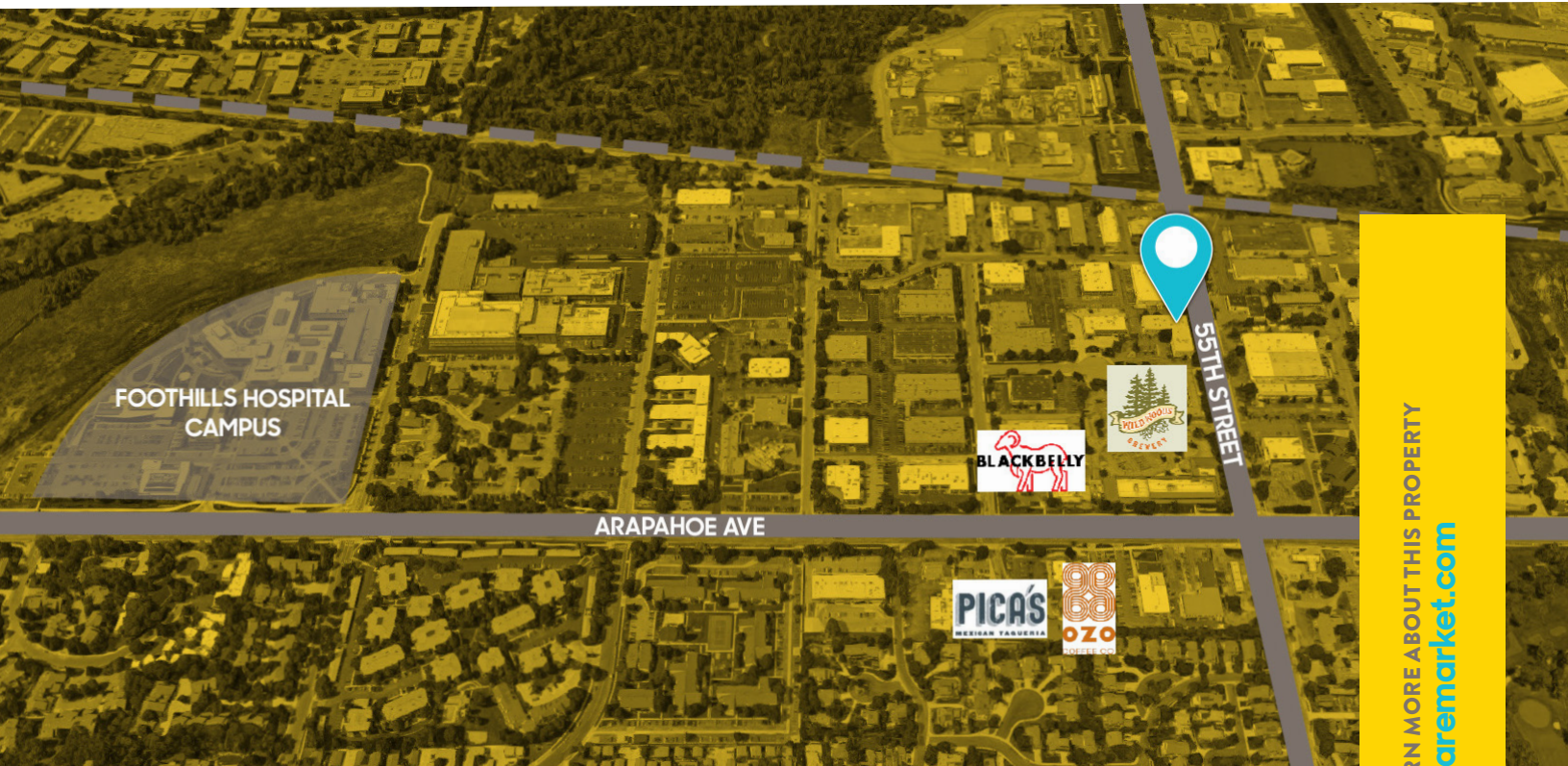
OFFICES CAN BE REMOVED AS NEEDED



FLOOR 1

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