

## Eco-friendly Office Building For Lease

3340 MITCHELL LANE | BOULDER, CO 80301

Size: 7,500 - 9,505 SF

Lease: **\$15.00 NNN (\$8.98)** \$21.00 NNN

Available Now

REDUCED RATE  
FOR 2021

# HERE'S A BRIGHT IDEA.

Studies show that exposure to natural light can actually help your brain function better. (It's true. We looked it up, so don't sass us!) That's why we can't wait to see who's going to snap up this illuminating office building equipped for growth and greatness. A bright-minded tech agency updated the space to take full advantage of the large windows from basement to top floor. So, come soak up some vitamin D and let's get down to business.

### PROPERTY HIGHLIGHTS

- Entire 3-floor office building
- Open and versatile light-filled work spaces
- Large kitchen with roll-up door and patio
- Onsite parking lot with electric charging
- Nice mix of private offices, conference rooms, and bullpen
- Energy efficiency upgrades including solar
- Close proximity to bike paths



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for virtual tour



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DISCLAIMER: The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



\*Option available to lease Main and Second level only



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**TODD WALSH, CCIM**  
 303 444 4888 Todd@MarketBoulder.com

**LAURA FRENKEL**  
 303 444 4994 Laura@MarketBoulder.com

