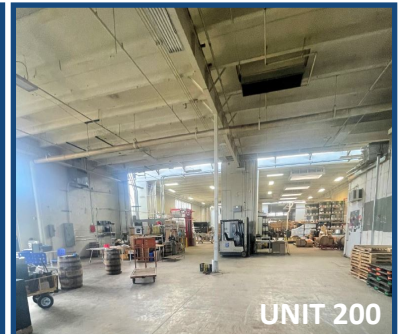


7088 Winchester Cir.
Units 100 and 200
Boulder, CO

19,765 - 57,182 SF

Warehouse/Flex Space Available!

- Conveniently located off Hwy 119 and Hwy 52
- High ceilings
- Loading dock
- Great for R&D, Flex, or Office use
- Beautiful offices with large windows and patio access
- Abundant parking
- Lots of plumbing infrastructure
- 18' ceiling heights in warehouse



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WAREHOUSE/FLEX SPACE FOR LEASE



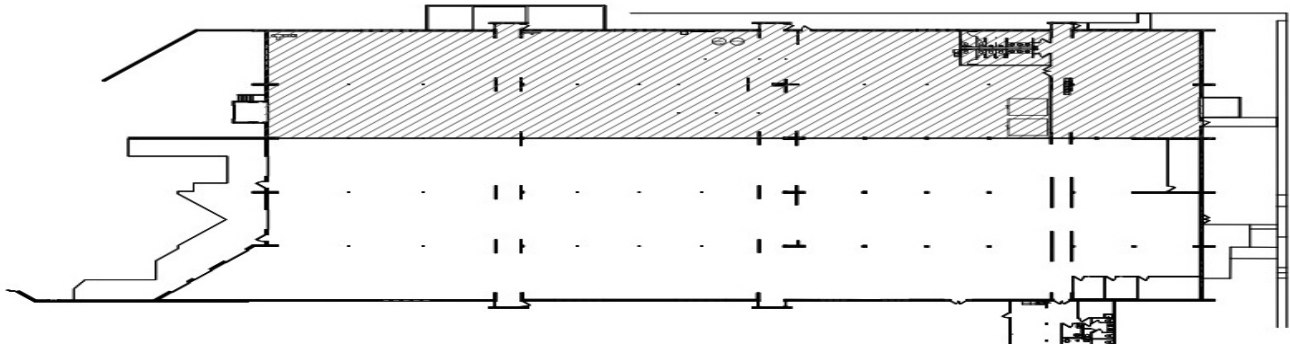
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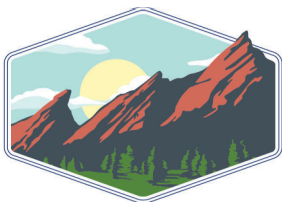
UNIT 100



UNIT 200



Unit	Square Footage	Price
100	37,417	\$14.95sf + \$5.31 (NNN) = \$63,172.37/MO
200	19,765	\$14.95sf + \$5.31 (NNN) = \$33,369.91/MO
100+200	57,182	\$14.00sf + \$5.31 (NNN) = \$92,015.37/MO



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