

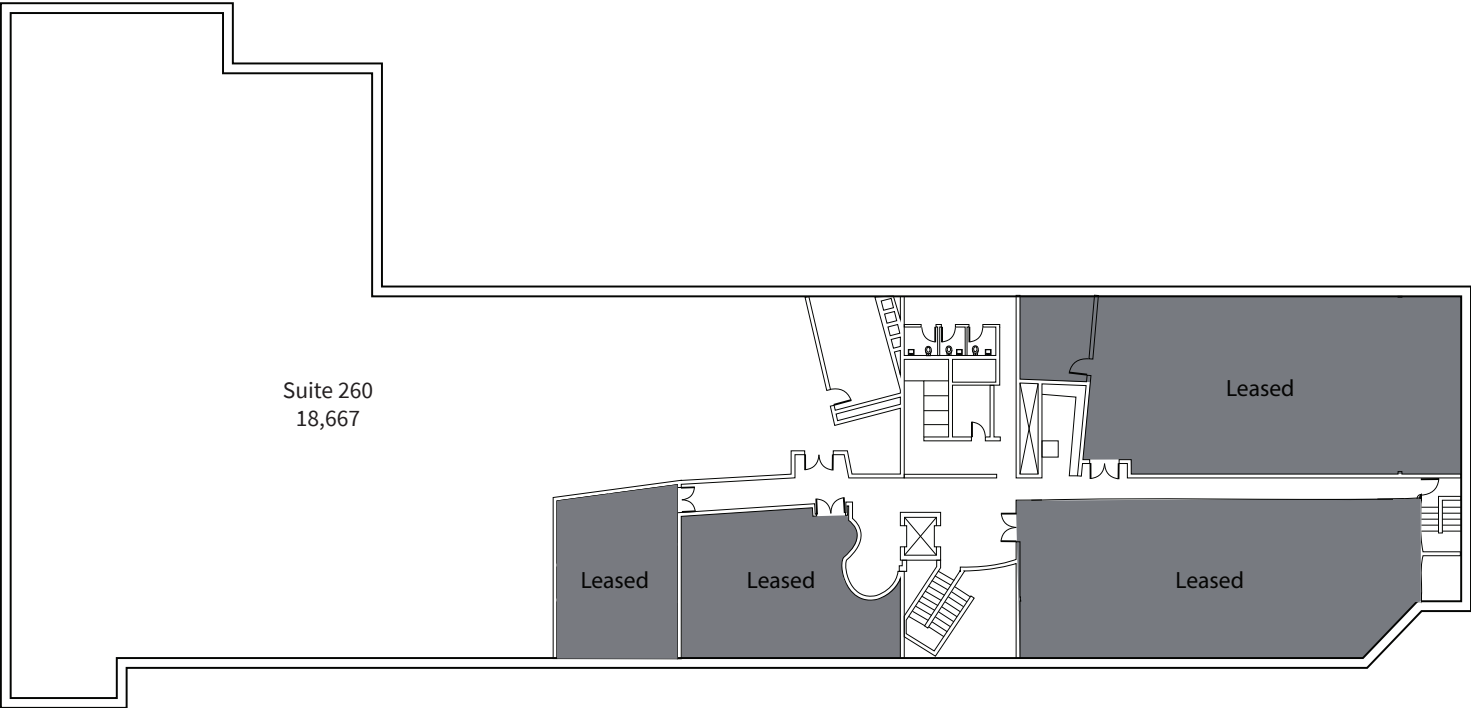


100 Superior
BOULDER COUNTY
18,667 SF available

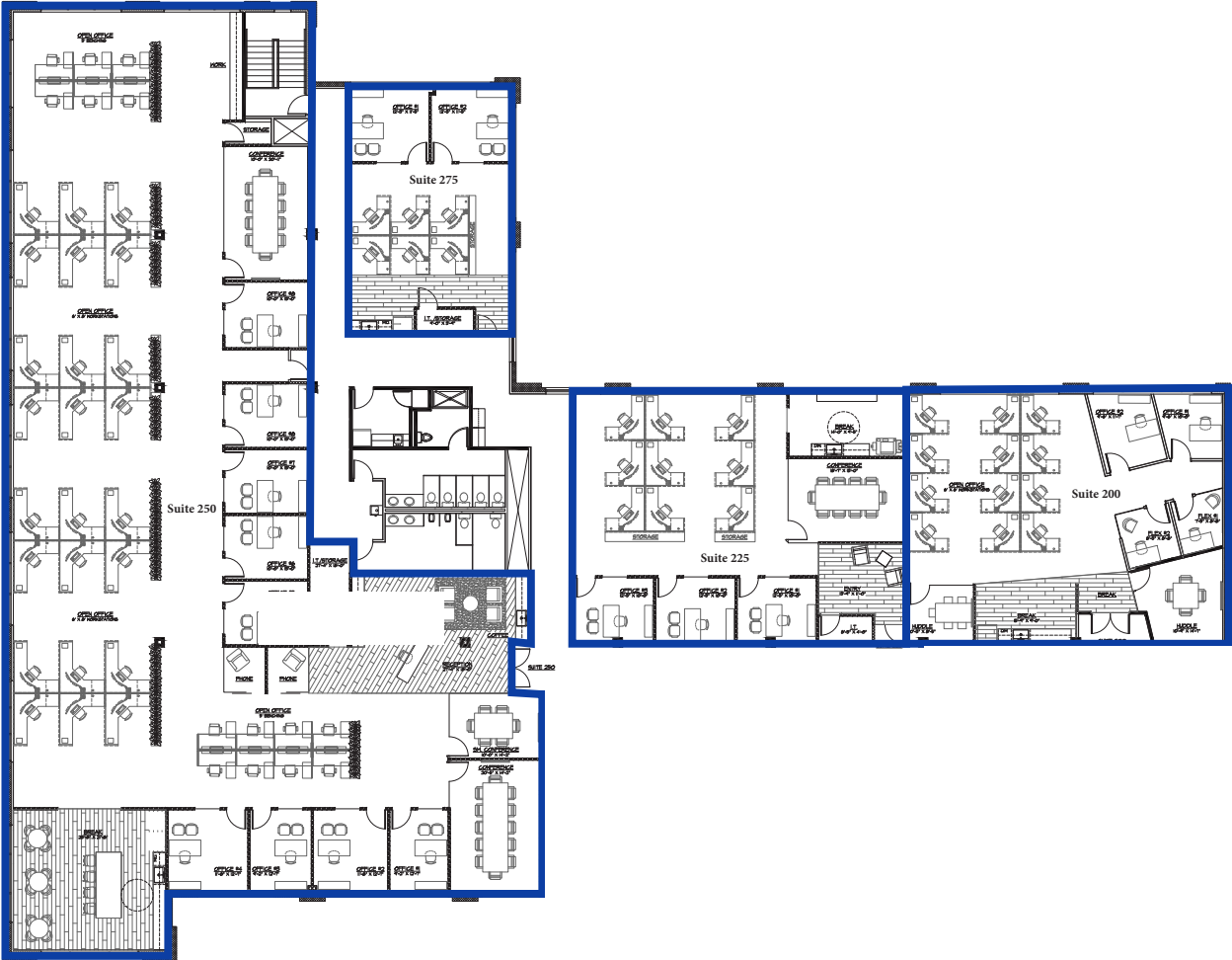


18,667 RSF AVAILABLE DIVISIBLE TO 10,000 SF

Second Floor



Hypothetical Space Plan





Building & Location *Highlights*

- Highly visible HWY 36 signage opportunity
- Abundant retail in close proximity
- Adjacent to the new Downtown Superior Development
- US-36 Bikeway allows easy accessibility to and from nearby communities
- 70,000 Vehicles per day on HWY 36 & 24,000 vehicles per day on McCaslin Blvd

(Source: OTIS Colorado for 2020)



BUILDING SIZE
56,019 SF



LEASE RATE
\$18.00-\$20.00/NNN



PROPERTY TYPE
Office/Retail



PLUG N' PLAY
Furniture available



ELECTRIC VEHICLE
Charging stations



PARKING
4.23 : 1,000 RSF



TI ALLOWANCE
Negotiable

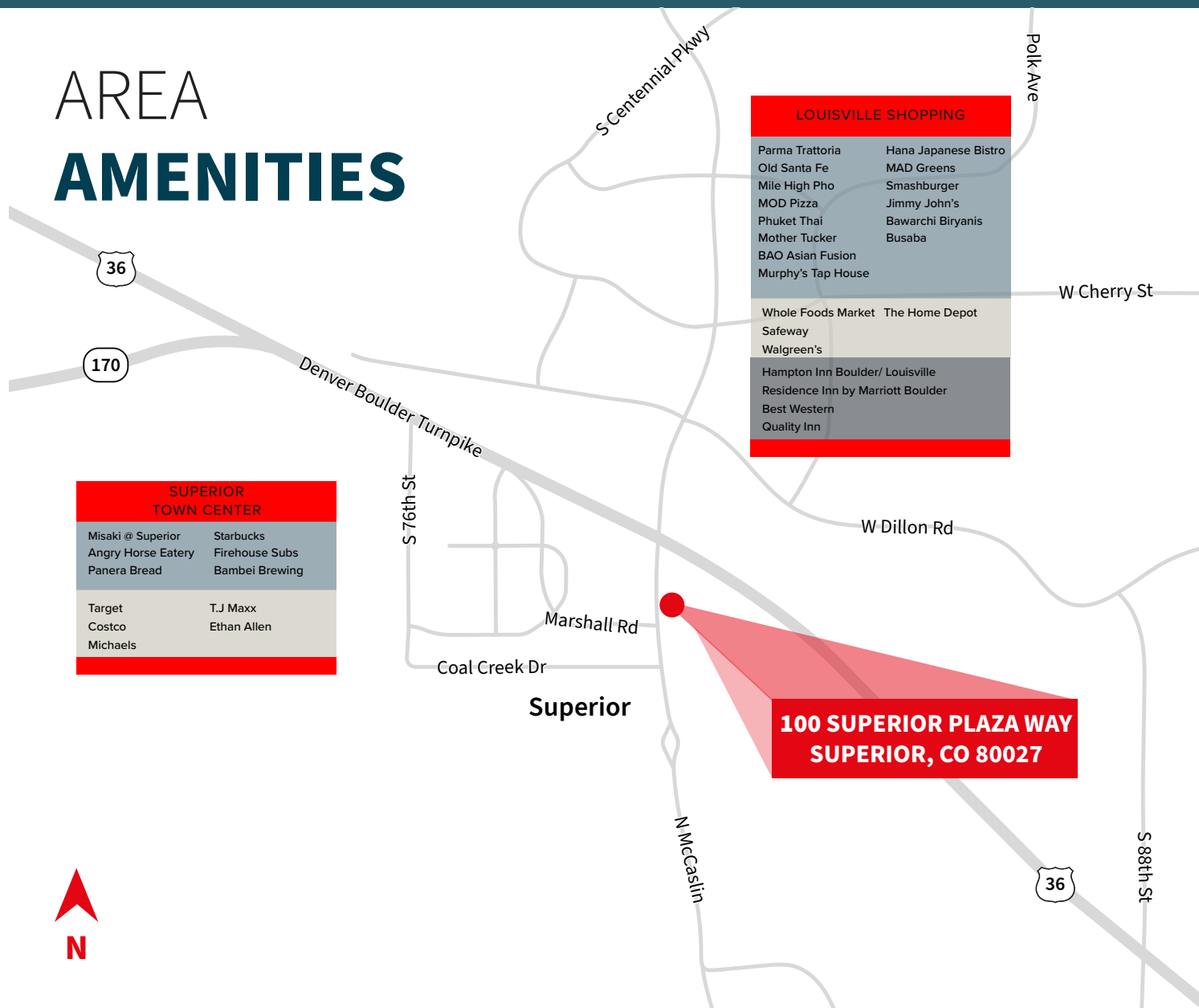


OPERATING EXPENSES
\$14.50/SQ FT



ON-SITE
Showers and lockers

AREA AMENITIES



**CENTRALLY LOCATED PROVIDING QUICK
ACCESS TO BOTH DENVER AND BOULDER**

DRIVE TIMES

Downtown Denver: 25 min

Downtown Boulder: 10 min

Denver International Airport: 50 min

Interlocken: 10 min

Rocky Mountain Metropolitan Airport: 10 min



32
RESTAURANTS



7
HOTELS



14
PARKS



2
TRAILS



PROMINENT US-36 SIGNAGE OPPORTUNITY

70,000 VEHICLES
PER DAY ON HWY 36

Area Demographics

- > Over \$127,292 median household income
- > 8.67% 1-year median property growth value
- > 35.9 median age

*2019 Data USA



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