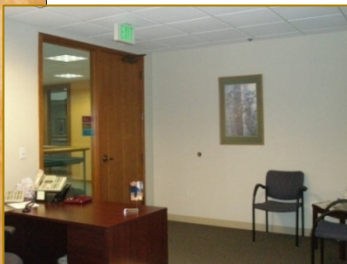


# OFFICE SPACE FOR SUBLEASE

## Water Street Plaza 2595 Canyon Boulevard Boulder, CO



### Property Information:

- Suite 315
- 3,640 RSF
- Below-market Rate: \$19.00/RSF/Year
- NNNs: \$10.68/RSF/Year (2008)  
(incl.premises utility and janitorial costs)
- Sublease term through 3/31/2010
- Available 6/1/2009
- Phone system & work stations available
- 7 assigned garage parking spaces  
4 assigned surface parking spaces
- 5-day/week premises janitorial

### Features:

- Class A Building, central location
- Near Twenty Ninth Street mall, restaurants and amenities
- Designated parking
- Wired for phone & data
- Office build-out includes:
  - 6 private offices
  - Large open space
  - Conference Room
  - Reception
  - Copy/server room
  - Break room

More Information:

<http://www.guidancebrokers.com>

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