

Lease Availability Report

3005 Center Green Dr - Plaza III
 Boulder, CO 80301 - Boulder Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	44,200 SF
Floors:	2
Typical Floor:	22,100 SF
Core Factor:	16%

AVAILABILITY

Min Divisible:	2,336 SF
Max Contig:	2,336 SF
Total Available:	2,336 SF
Asking Rent:	\$16.50/NNN

EXPENSES PER SF

Taxes:	\$3.66 (2015)
Opex:	\$6.40 (2013)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	215	Office	Sublet	2,336	2,336	2,336	\$16.50/NNN	30 Days	Negotiable

SALE

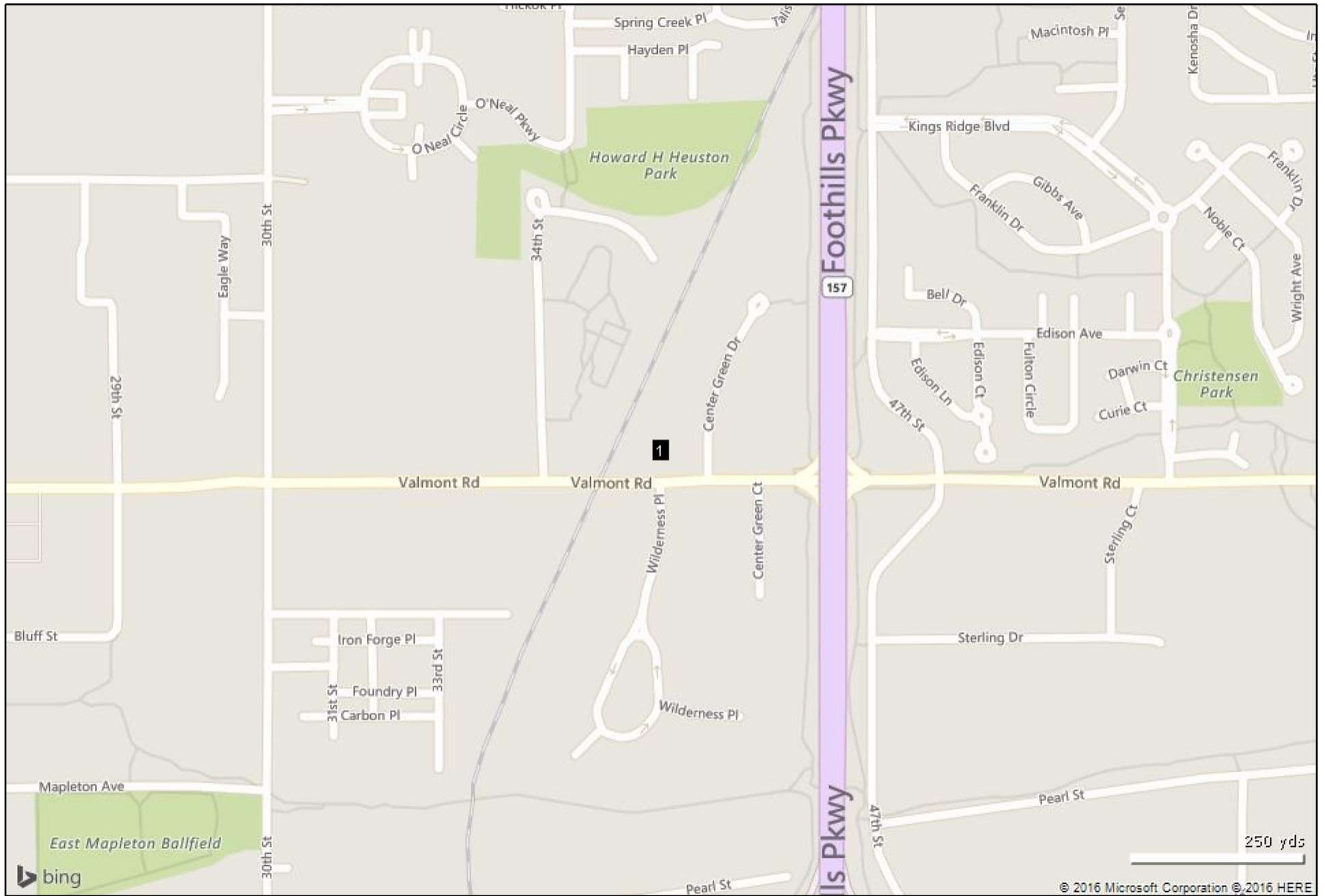
Last Sale: Portfolio of 4 Office Properties Sold on Sep 30, 2014 for \$38,625,000 (\$153.72/SF)

TRANSPORTATION

Parking:	Ratio of 2.90/1,000 SF
Airport:	50 minute drive to Denver International Airport
Walk Score ®:	Somewhat Walkable (67)
Transit Score ®:	Some Transit (46)

KEY TENANTS

WICHE	3,229 SF	Fidelity National Title Insurance	3,222 SF
Insurance Associates, Inc.	3,022 SF	Pacey and McNulty	2,523 SF
R. Waidler & Associates	2,386 SF	Big Earth Publishing	2,337 SF



© 2016 Microsoft Corporation © 2016 HERE