

# Lease Availability Report

## 4775 E Walnut St

Boulder, CO 80301 - Boulder Ind Submarket



### BUILDING

Type:	<b>Class B Flex</b>
Subtype:	<b>Light Distribution</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1986</b>
RBA:	<b>101,127 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>67,688 SF</b>
Ceiling Ht:	<b>18'</b>

### AVAILABILITY

Min Divisible:	<b>7,724 SF</b>
Max Contig:	<b>11,367 SF</b>
Total Available:	<b>27,590 SF</b>
Asking Rent:	<b>\$16.00/NNN</b>

### EXPENSES PER SF

Taxes:	<b>\$1.75 (2015)</b>
Opex:	<b>\$1.91 (2012-Est)</b>

### SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1 C	Flex	Relet	7,724	7,724	7,724	Withheld	Vacant	Negotiable
P 1st	1 A	Flex	Relet	11,367	11,367	11,367	Withheld	Vacant	Negotiable
P 1st	104	Office	Relet	8,499	8,499	8,499	\$16.00/NNN	Vacant	Negotiable

### SALE

Last Sale: Sold on Jul 28, 2015 for \$16,000,000 (\$158.22/SF) at 6.40% Cap

### LOADING

Docks:	<b>7 ext</b>	Drive Ins:	<b>1 tot./14'h</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>Yes</b>
Rail Line:	<b>Yes</b>		

### LAND

Land Area:	<b>9.31 AC</b>
Zoning:	<b>IG</b>
Parcel	<b>1463280-14-006</b>

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### TRANSPORTATION

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Parking: 200 free Surface Spaces are available; Ratio of 2.02/1,000 SF

Airport: 52 minute drive to Denver International Airport

Walk Score ®: Car-Dependent (32)

Transit Score ®: Some Transit (44)

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### KEY TENANTS

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Microsemi 24,941 SF

Knowledge Factor 8,351 SF

Renewable Choice Energy 500 SF

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