
Denovo Ventures

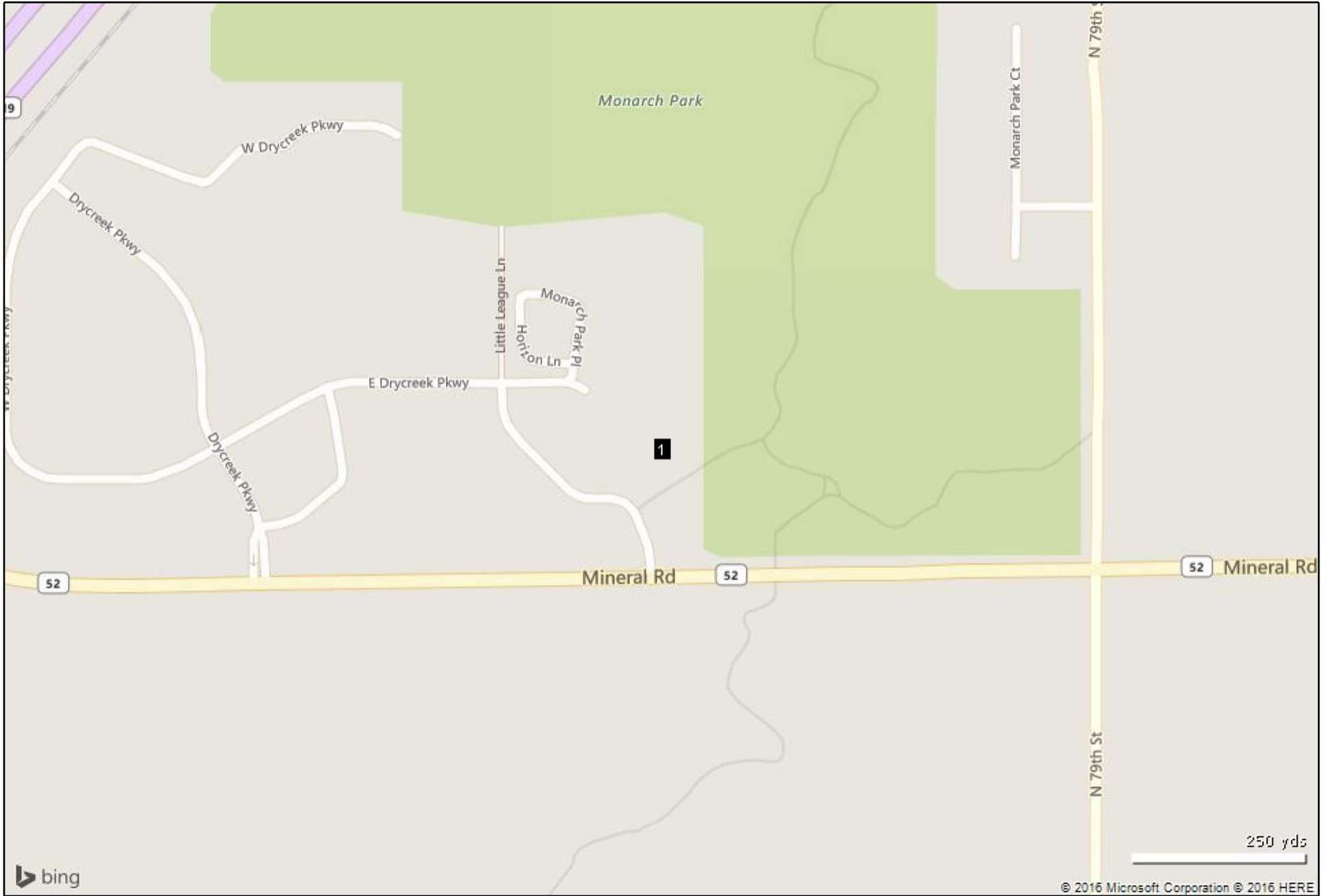
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PREPARED BY:



Rare Space Inc.
1331 17th St, Suite M-100
Denver, CO 80202

Tom Grotewold
CEO
(303) 296-8800 (phone)
(303) 296-8814 (fax)
tom@rarespace.com



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Lease Availability Report

6328 Monarch Park Pl

Longmont, CO 80503 - Boulder County Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1998
RBA:	36,876 SF
Floors:	2
Typical Floor:	18,438 SF

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Total Expenses: **\$7.25 (2014)**

LOADING

Docks:	None	Cross Docks:	None
Rail Spots:	None		

LAND

Land Area:	3.14 AC
Zoning:	ED
Parcel	1317360-14-002

TRANSPORTATION

Parking:	118 free Surface Spaces are available; Ratio of 3.20/1,000 SF
Airport:	50 minute drive to Denver International Airport
Walk Score ®:	Car-Dependent (2)
Transit Score ®:	Minimal Transit (24)

KEY TENANTS

Lucky's Market	13,700 SF
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