
NewHope360/Penton Media

8/2/2016

PREPARED BY:

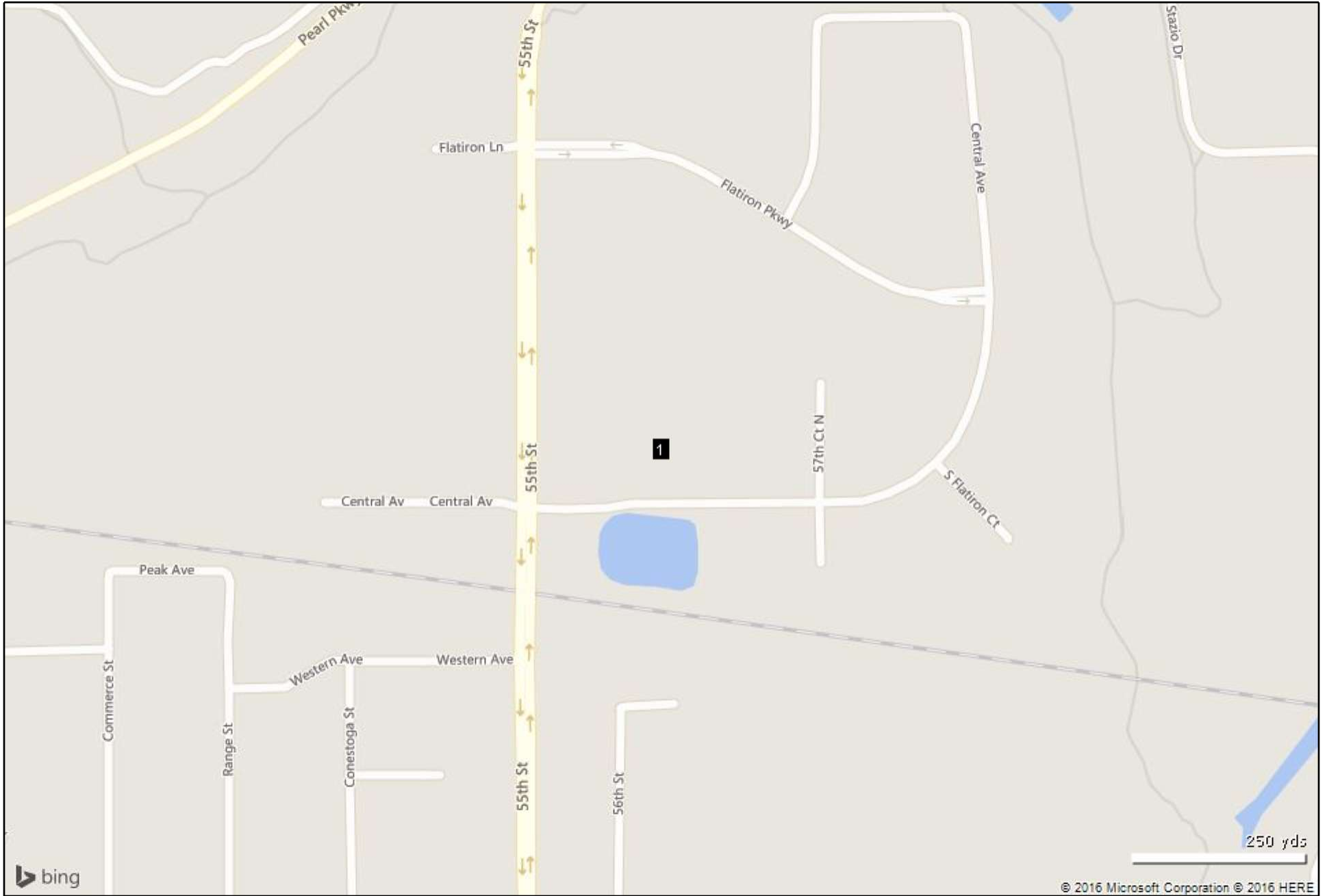


Rare Space Inc.

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Lease Availability Report

5541 Central Ave - Milne Bldg

Boulder, CO 80301 - Boulder Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	R&D
Tenancy:	Multiple
Year Built:	1969; Renov 2016
RBA:	84,556 SF
Floors:	2
Typical Floor:	37,958 SF
Ceiling Ht:	16'-18'

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Total Expenses: \$5.44 (2015-Est)

SALE

Last Sale: Portfolio of 18 Properties in Boulder, CO Sold on Nov 1, 2011 for \$60,750,000 (\$99.80/SF)

LOADING

Docks: 21 ext

Cross Docks: Yes

Drive Ins: 3 tot./9'w x 12'h

Rail Spots: None

POWER & UTILITIES

Power: 600-1,200a/120-208v 3p 4w Heavy

FEATURES

Air Conditioning

LAND

Land Area: 6.33 AC

Zoning: IG

Parcel: 1463270-05-002

TRANSPORTATION

Parking: 196 free Surface Spaces are available; Ratio of 2.20/1,000 SF

Airport: 52 minute drive to Denver International Airport

Walk Score ®: Car-Dependent (39)

Transit Score ®: Some Transit (38)

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KEY TENANTS

Wireless Alliance LLC	8,900 SF	Bolder Biopath Inc	8,443 SF
Trumark Manufacturing Co Inc	7,336 SF	Good Karma Foods	3,417 SF
Shredder Ski	3,300 SF	Percept Technology Labs, LLC	3,000 SF