



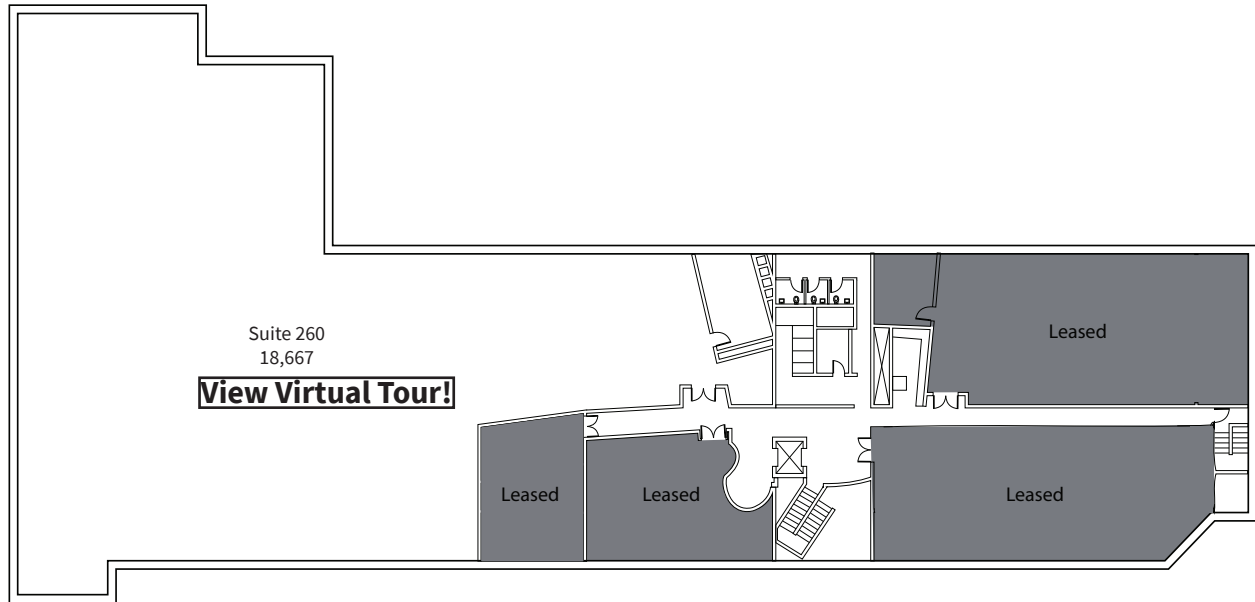
100 Superior
BOULDER COUNTY
18,667 SF available



18,667 RSF AVAILABLE

Suite 101 has the potential to be leased as a test kitchen, electronics lab, and or showroom.

Second Floor



Building & Location *highlights*

- Highly visible HWY 36 signage opportunity
- Abundant retail in close proximity
- Adjacent to the new Downtown Superior Development
- US-36 Bikeway allows easy accessibility to and from nearby communities
- 70,000 Vehicles per day on HWY 36 & 24,000 vehicles per day on McCaslin Blvd

(Source: OTIS Colorado for 2020)



BUILDING SIZE
56,019 SF



LEASE RATE
\$18.00-\$20.00/NNN



PROPERTY TYPE
Office/Retail



PLUG N' PLAY
Furniture available



ELECTRIC VEHICLE
Charging stations



PARKING
4.23 : 1,000 RSF



TI ALLOWANCE
Negotiable

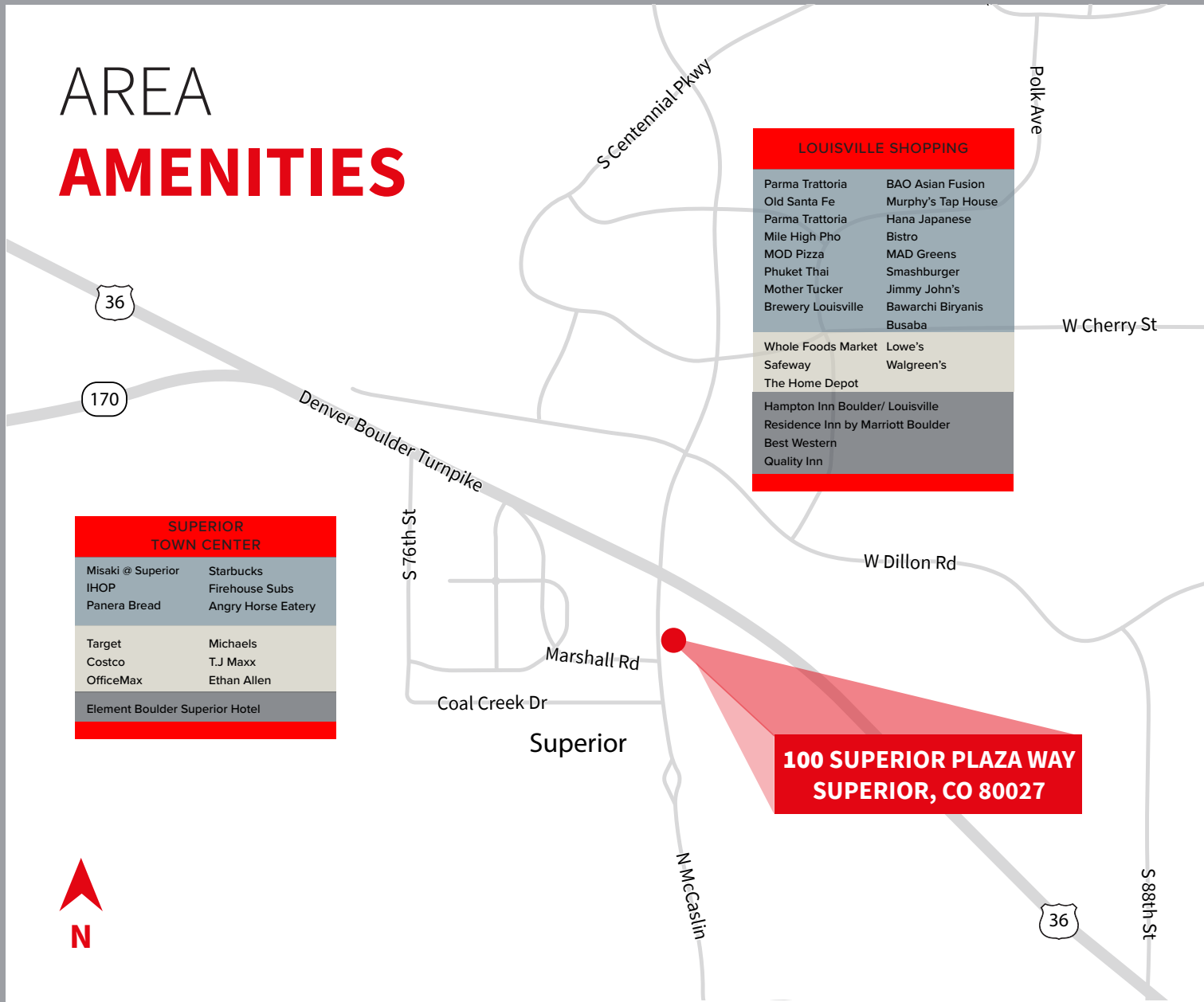


OPERATING EXPENSES
\$14.50/SQ FT



ON-SITE
Showers and lockers

AREA AMENITIES



LOUISVILLE SHOPPING	
Parma Trattoria	BAO Asian Fusion
Old Santa Fe	Murphy's Tap House
Parma Trattoria	Hana Japanese
Mile High Pho	Bistro
MOD Pizza	MAD Greens
Phuket Thai	Smashburger
Mother Tucker	Jimmy John's
Brewery Louisville	Bawarchi Biryani
	Busaba
Whole Foods Market	Lowe's
Safeway	Walgreen's
The Home Depot	
Hampton Inn Boulder/ Louisville	
Residence Inn by Marriott Boulder	
Best Western	
Quality Inn	





SUPERIOR TOWN CENTER	
Misaki @ Superior	Starbucks
IHOP	Firehouse Subs
Panera Bread	Angry Horse Eatery
Target	Michaels
Costco	T.J Maxx
OfficeMax	Ethan Allen
Element Boulder Superior Hotel	

**100 SUPERIOR PLAZA WAY
SUPERIOR, CO 80027**

CENTRALLY LOCATED PROVIDING QUICK ACCESS TO BOTH DENVER AND BOULDER

DRIVE TIMES

- Downtown Denver:** 25 min
- Downtown Boulder:** 10 min
- Denver International Airport:** 50 min
- Interlocken:** 10 min
- Rocky Mountain Metropolitan Airport:** 10 min

 32 RESTAURANTS	 7 HOTELS
 14 PARKS	 2 TRAILS



PROMINENT US-36 SIGNAGE OPPORTUNITY

70,000 VEHICLES
PER DAY ON HWY 36

Area Demographics

- > Over \$127,292 median household income
- > 8.67% 1-year median property growth value
- > 35.9 median age

*2019 Data USA



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