OFFICE/FLEX SPACE FOR LEASE

7084 Winchester Cir.
Boulder, CO

28,200 Square Feet

Office/Flex Space Available!







- **Office/Flex Opportunity:** Three-story building ideal for R&D, flex, office, and specialized operational uses
- **Flexible Configurations:** Adaptable space suitable for a variety of commercial and industrial applications, including marijuana and hemp uses
- **Premium Office Environment:** Third-floor office space features expansive mountain views and an attractive work setting
- **Open Interior Volume:** High ceilings provide a spacious feel and accommodate a range of operational needs
- **Robust Infrastructure:** Equipped with 2,400 amps of power and 100 tons of HVAC capacity
- **Built for Production:** Studded, equipped, and partially built out for marijuana cultivation operations
- **Efficient Loading Access:** One grade-level loading garage door supports shipping and receiving activities
- **Generous Improvement Package:** $40 per square foot tenant finish allowance included

TEBO PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

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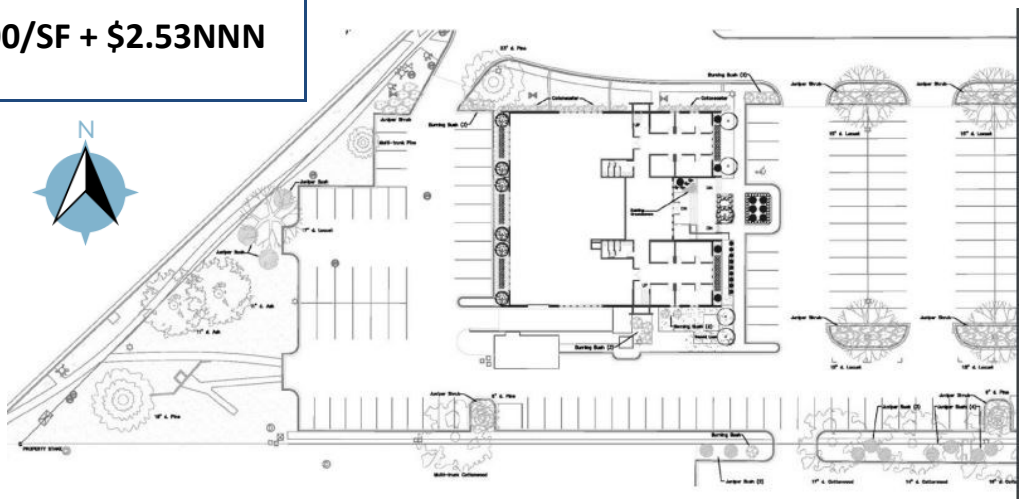






Unit	Square Footage	Price NNN as of 12/31/26
7084	28,200	$15.00/SF + $2.53NNN





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