



BROKERAGE

## Twin Lakes Business Park

4699 Nautilus Court South, Boulder, CO 80301

# Suite 105 | For Sublease

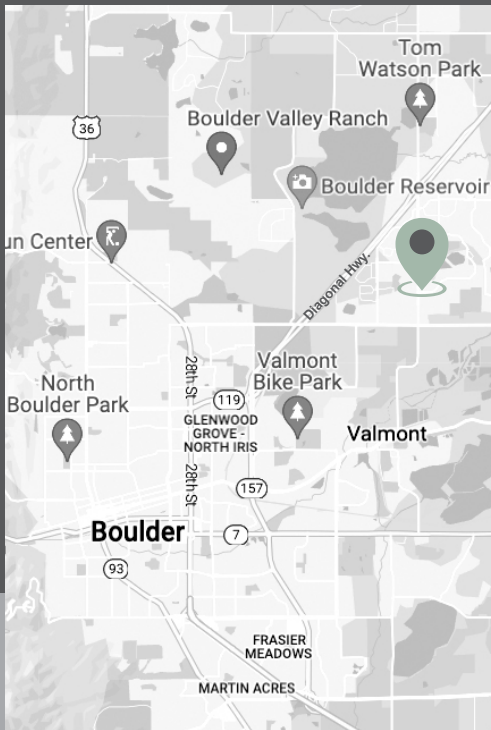
## Property Description

Twin Lakes Business Park is a well-maintained, ideally located industrial property in Boulder, Colorado. The property is professionally managed. Each space has approximately 20% office finish and the balance is high bay warehouse space.

*See reverse for space features & floor plan.*



2,240 SF Industrial/Flex Unit



## Property Features

- Zoning: I-G
- Year of Construction: 1983
- Rentable Building SF: 24,084
- Well-maintained and popular industrial complex
- Under new ownership and management
- Close to public transportation and within easy access to Diagonal Highway
- Walking distance to Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants and fitness studios



For Lease Rate & Terms, Contact:

**ALEX KNIGHT** 507.581.2505

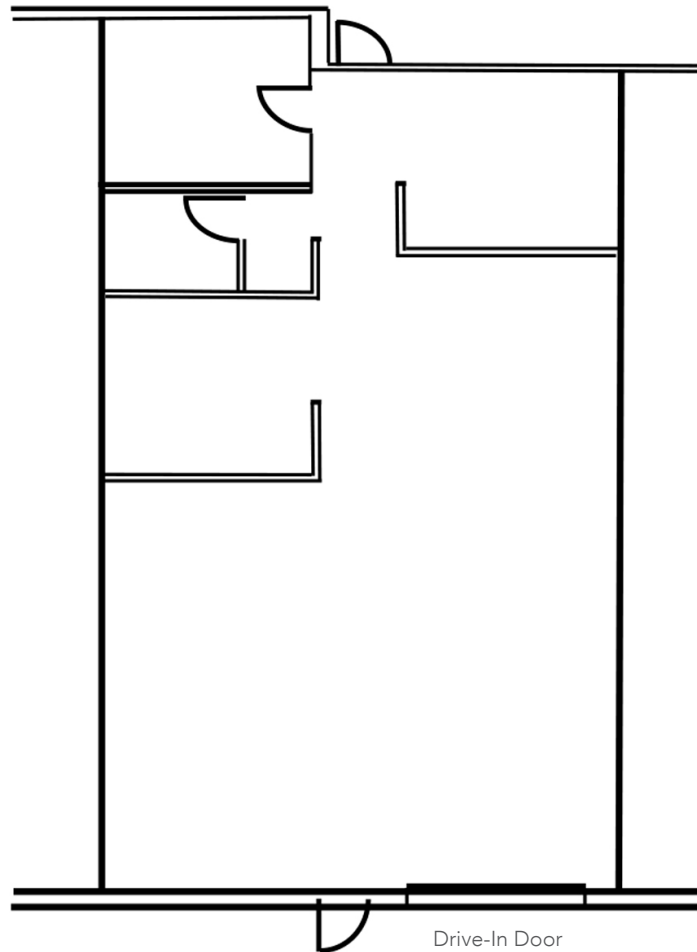
aknight@goodinvestmentpartners.com



BROKERAGE

**Twin Lakes Business Park**  
4699 Nautilus Court South, Boulder, CO 80301

**Suite 105 | For Sublease** **2,240 SF**



Drive-In Door

*NOTE: Floor plan is approximate. Finishes and layout vary by suite - contact Broker for exact specifications.*

### Unit Features

- 2,240 Total SF
- Office: 448 SF (Approx.)
- Warehouse: 1,792 SF (Approx.)
- 1 Drive-In Door
- Power: 277/480-volt, 3-phase, 4-wire, 400amps
- Clear Height: 16'

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## Twin Lakes Business Park

4699 Nautilus Court South, Boulder, CO 80301

## Suite 201 | For Lease

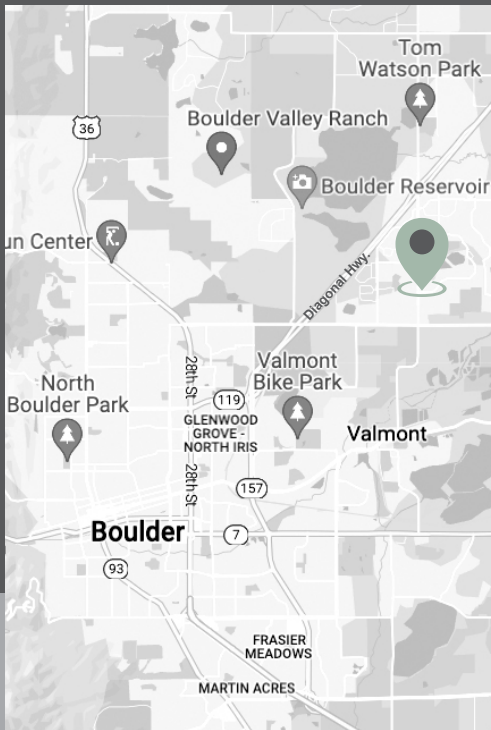
### Property Description

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*See reverse for space features & floor plan.*



1,800 SF Industrial/Flex Unit



### Property Features

- Zoning: I-G
- Year of Construction: 1983
- Rentable Building SF: 24,084
- Well-maintained and popular industrial complex
- Under new ownership and management
- Close to public transportation and within easy access to Diagonal Highway
- Walking distance to Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants and fitness studios



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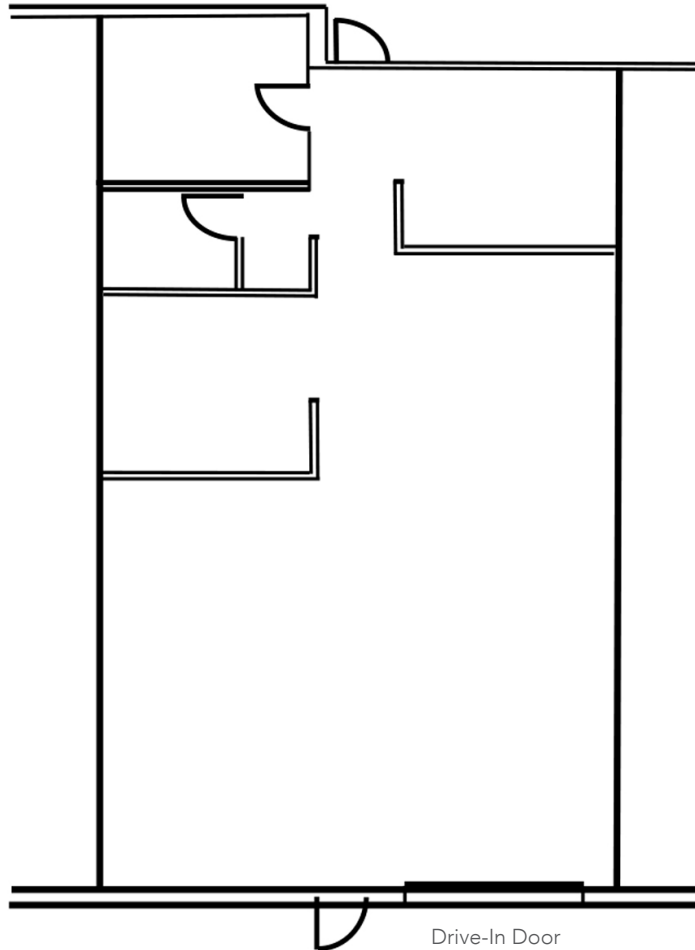


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**Twin Lakes Business Park**  
4699 Nautilus Court South, Boulder, CO 80301

**Suite 201 | For Lease**

**1,800 SF**



Drive-In Door

*NOTE: Floor plan is approximate. Finishes and layout vary by suite - contact Broker for exact specifications.*

### Unit Features

- 1,800 Total SF
- Office: 360 SF (Approx.)
- Warehouse: 1,440 SF (Approx.)
- 1 Drive-In Door
- Power: 277/480-volt, 3-phase, 4-wire, 400amps
- Clear Height: 16'

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## Twin Lakes Business Park

4699 Nautilus Court South, Boulder, CO 80301

# Suite 304 | For Lease

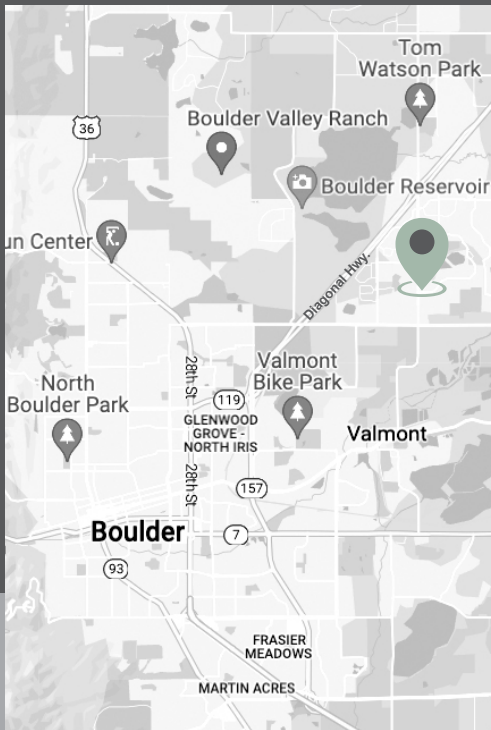
### Property Description

Twin Lakes Business Park is a well-maintained, ideally located industrial property in Boulder, Colorado. The property is professionally managed. Each space has approximately 20% office finish and the balance is high bay warehouse space.

*See reverse for space features & floor plan.*



1,225 SF Industrial/Flex Unit



### Property Features

- Zoning: I-G
- Year of Construction: 1983
- Rentable Building SF: 24,084
- Well-maintained and popular industrial complex
- Under new ownership and management
- Close to public transportation and within easy access to Diagonal Highway
- Walking distance to Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants and fitness studios



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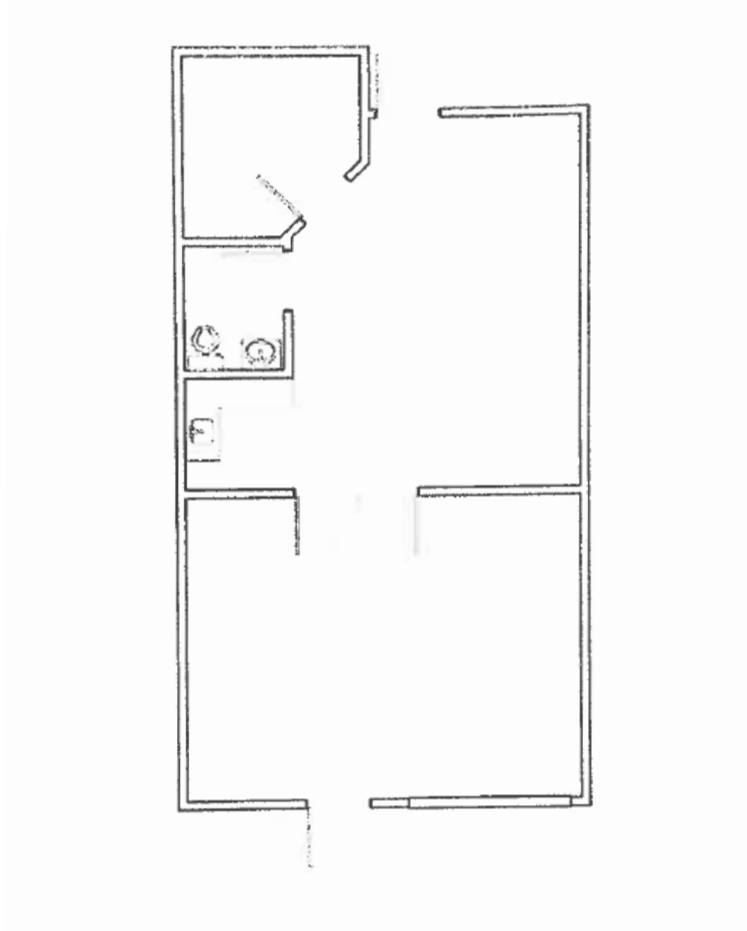
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## Twin Lakes Business Park

4699 Nautilus Court South, Boulder, CO 80301

# Suite 304 | For Lease

1,225 SF



NOTE: Floor plan is approximate. Finishes and layout vary by suite - contact Broker for exact specifications.

### Unit Features

- 1,225 Total SF
- Office: 245 SF (Approx.)
- Warehouse: 980 SF (Approx.)
- 1 Drive-In Door
- Power: 277/480-volt, 3-phase, 4-wire, 400amps
- Clear Height: 16'

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## Twin Lakes Business Park

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# Suite 502 | For Lease

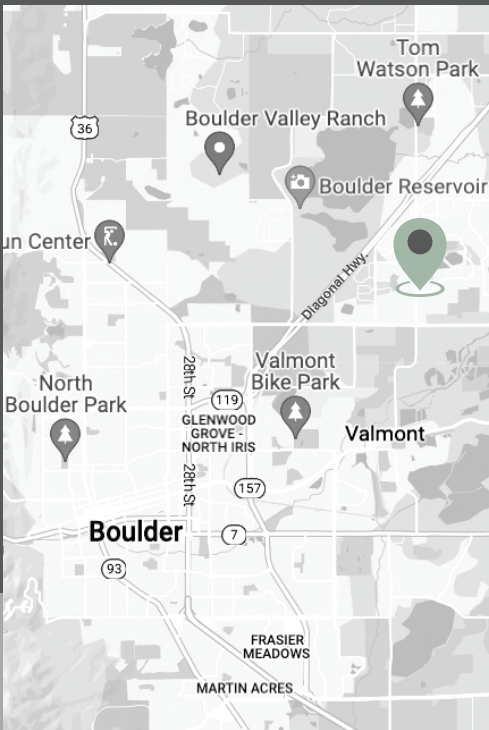
### Property Description

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*See reverse for space features & floor plan.*



5,260 SF Industrial Unit



### Property Features

- Zoning: I-G
- Year of Construction: 1983
- Rentable Building SF: 21,040
- Well-maintained and popular industrial complex
- Under new ownership and management
- Close to public transportation and within easy access to Diagonal Highway
- Walking distance to Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants and fitness studios



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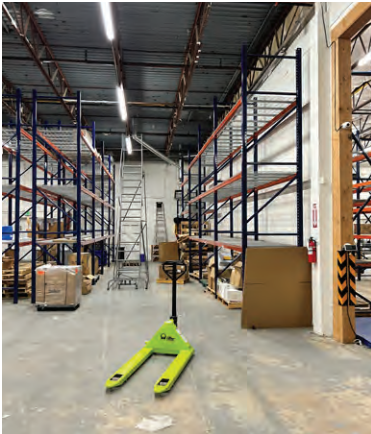
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## Twin Lakes Business Park

4699 Nautilus Court South, Boulder, CO 80301

# Suite 502 | For Lease

5,260 SF



NOTE: Measurements are approximate. Plan not to scale.

## Unit Features

- 5,260 Total SF
- Office: 1,052 SF (Approx.)
- Warehouse: 4,208 SF (Approx.)
- 2 Dock-High Doors (8'x10')
- Power: 277/480-volt, 3-phase, 4-wire, 1,600 amps
- Clear Height: 24'

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