

# Erie Colorado Office Building FOR LEASE

“Four Corners” of County Line Rd and Erie Parkway

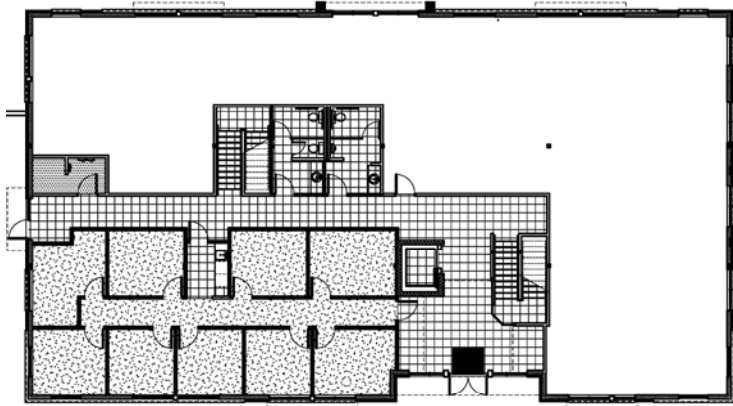
**671  
Mitchell Way**

City:	<b>Erie</b>	Lease Rate:	<b>\$20—\$22 NNN</b>
County:	<b>Weld</b>	Expenses/ Utilities:	<b>+/- \$8.25</b>
Building SF:	<b>12,832 SF</b>	TI Allowance:	<b>\$30 per SF</b>
Space Available:	<b>7,646 SF</b>	Available:	<b>February 2017</b>
Min. Available:	<b>144 SF</b>	<b>*Additional TI Allowance may be given and amortized into the Base Lease Rate.</b>	
Lease Term/Type:	<b>3 –5 years</b>		

Located in the heart of the rapidly growing town of Erie. Easy access to Boulder, Denver, Longmont, Louisville and Lafayette as well as I-25. Design your space while the building is under construction and pick your location in the building while you can. Don't miss this opportunity in the only new office building in the area.

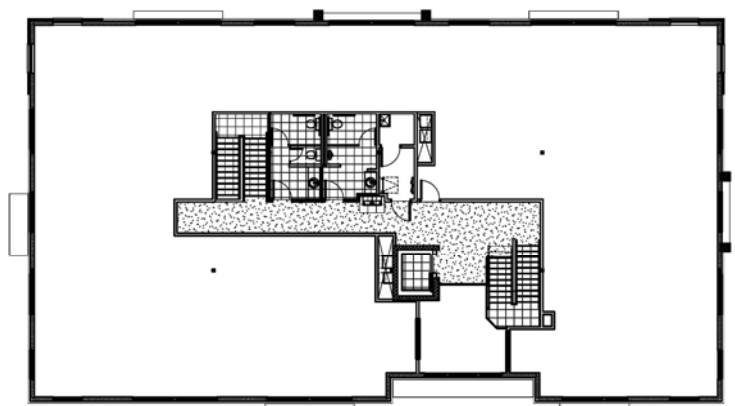


Great Western Views, Common Restrooms and Elevator—Executive Offices Available



1ST FLOOR PLAN

1/8" = 1'-0"



2ND FLOOR PLAN

1/8" = 1'-0"

## IRWIN & HENDRICK—EAST

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