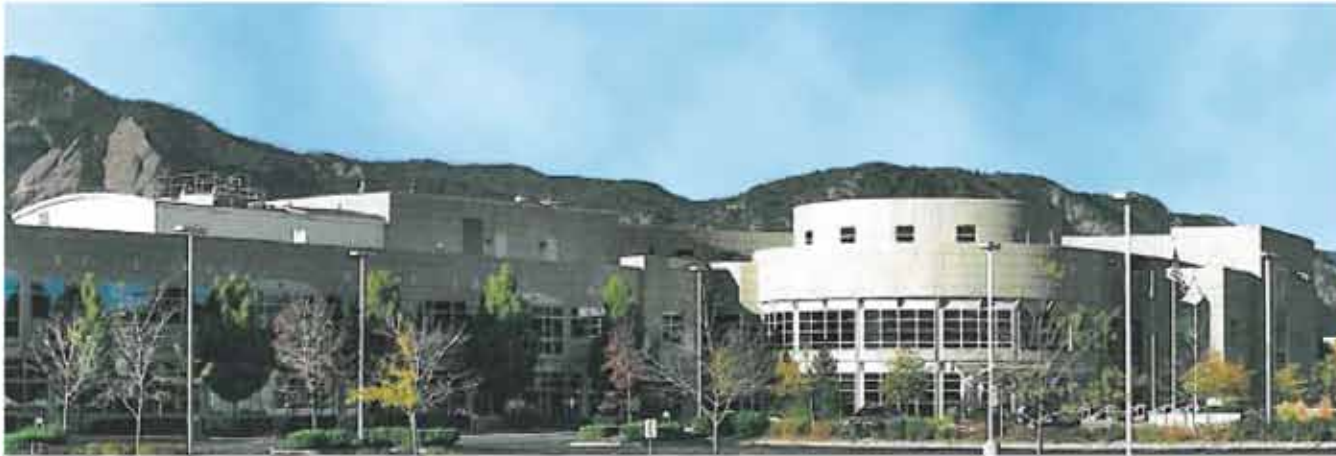


Acquire

WORLD CLASS REAL ESTATE SERVICES

Class "A" Office Investment for Sale

3333 WALNUT/1950 33RD STREETS
& 3625 WALNUT STREET



100% NNN Leased to Single Tenant

INVESTMENT SUMMARY

■ Building Area	
3333 Walnut Street	65,545 SF
■ Current Occupancy	100%
■ Lease Expiration	10/31/13
■ Land Area	
3333 Walnut Street/ 1950 33rd Street	5.66 Acres
3625 Walnut Street	2.33 Acres

For more information or to receive
a Confidential Offering Memorandum
Contact Paige Coker Heiman, CCIM

PAIGE COKER HEIMAN, CCIM

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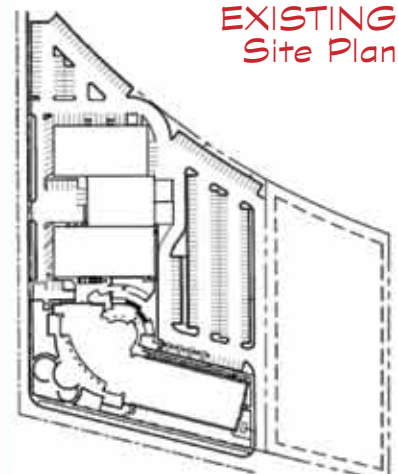
3333 WALNUT/1950 33RD STREETS & 3625 WALNUT STREET



A 1950 33rd Street Existing Building with Class "A" Office Redevelopment Opportunity

B 3333 Walnut Street Existing Class "A" 100% Leased Office Building

C 3625 Walnut Street 2.3 acre Additional Land



EXISTING Site Plan



POSSIBLE Site Plan

Additional Development Potential

2.3 Acre Development Opportunity

THE OFFERING

3333 Walnut is an excellent opportunity to purchase a Class "A" office property and an adjacent 2.33 acre development site. This offering is strategically located just two blocks from Boulder's Twenty Ninth Street Mall. 3333 Walnut Street is a 65,545 square foot building, 100% leased with a NNN Lease to Gilead Sciences, Inc. The existing building at 1950 33rd Street could be torn down and redeveloped with the possibility of constructing a 71,722 square foot, three-story Class "A" office building adjacent to 3333 Walnut Street. Moreover, the 2.3 acre vacant parcel at 3625 Walnut Street may be developed to add additional parking for the site and a potential two-story, 16,000 square foot office building.

INVESTMENT OVERVIEW

- Unique potential development opportunity of two additional Class "A" office buildings.
- 100% NNN leased to Gilead Sciences, Inc.
- Zoned IG (Industrial-General). Existing building approved through Site Review. For future development, past history of entitlement approval will form a sound basis to reestablish expired entitlements through a new Site Review process.
- Two blocks from Boulder's Twenty Ninth Street Mall
- Close proximity to a large amount of "walk-to" amenities such as restaurants, shopping, housing and services.
- 3333 Walnut Street has exceptional Class "A" design with contemporary façade, spectacular views, and dramatic lobby which features an atrium with flagstone finishes and a sweeping staircase

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