

Industrial/Office for Lease
201 Murray St, Niwot

Summit Commercial Brokers
541 Main St, Suite B
Longmont, CO 80501
303.954.9161
summitcommercial.net

\$10.00/sf (NNN) Introductory Rate!



Rachel Austefjord
Partner | Broker
408.427.4757
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Jim Ditzel, CCIM
Managing Partner
303.931.7341
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Flexible Downtown Niwot Office, Warehouse & Storage Space

Close to parks, trails, coffee shops, restaurants, and other local amenities, with excellent visibility and signage exposure along the Diagonal Highway.

Multiple grade-level doors, functional clear heights, private offices, collaborative work areas, and a fenced yard area allow the property to accommodate a variety of operational and storage needs.

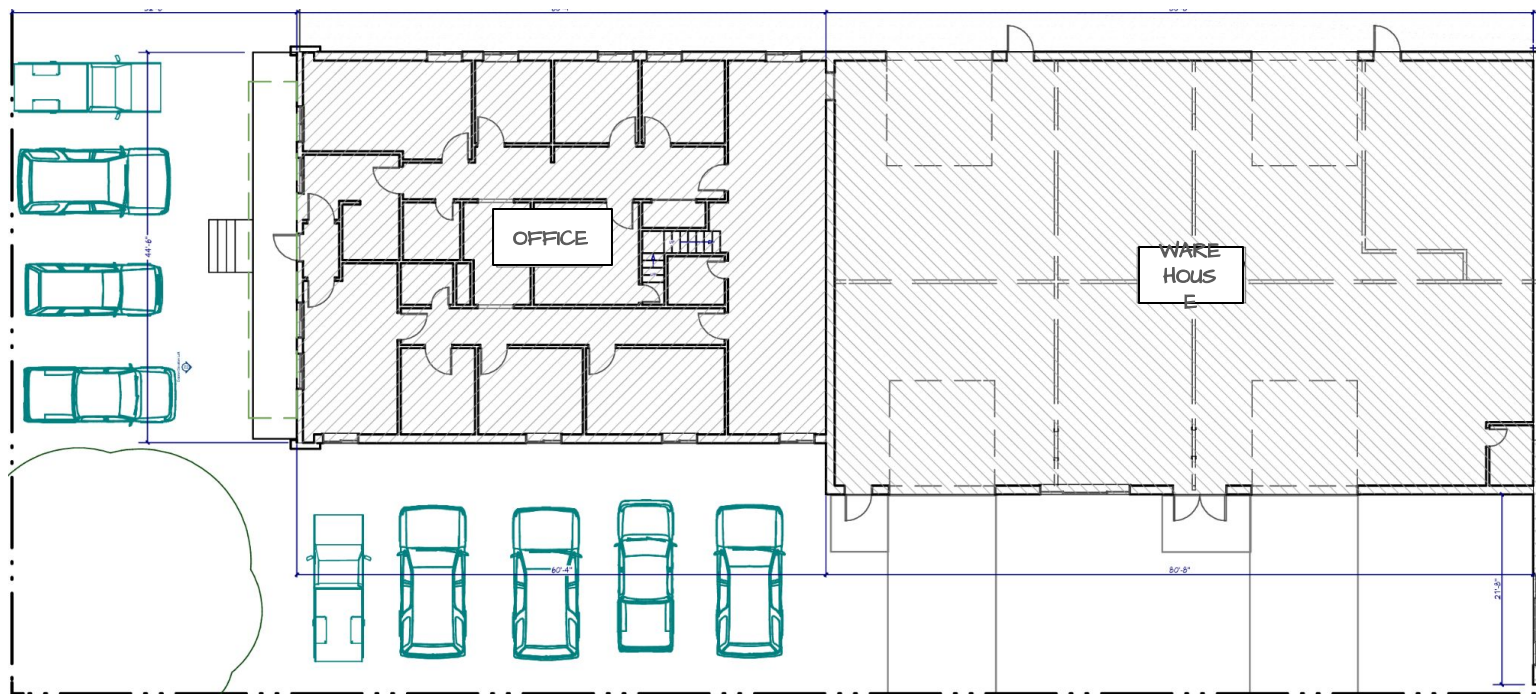
- **Total Available:** Up to 6,800 SF
 - **Minimum Divisible:** Approximately 2,000 SF
 - **Office:** Approximately 2,800 SF
 - **Warehouse/Storage:** Approximately 4,000 SF
- **Flexible Configurations:** Office and warehouse portions may be leased separately
- **Outdoor Area:** Secure, fenced yard
- **Location:** Downtown Niwot with visibility and signage exposure along the Diagonal

Call us for more information or to schedule a tour!

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Size	Office: 2,800 sf Warehouse: 4,000 sf Total: 6,800 sf* <i>*Divisible down to 2,000 sf</i>
Base Lease Rate	\$13.50/sf \$10.00/sf (NNN) Introductory Rate!
NNN Expenses	\$6.69/sf (2026 est.)

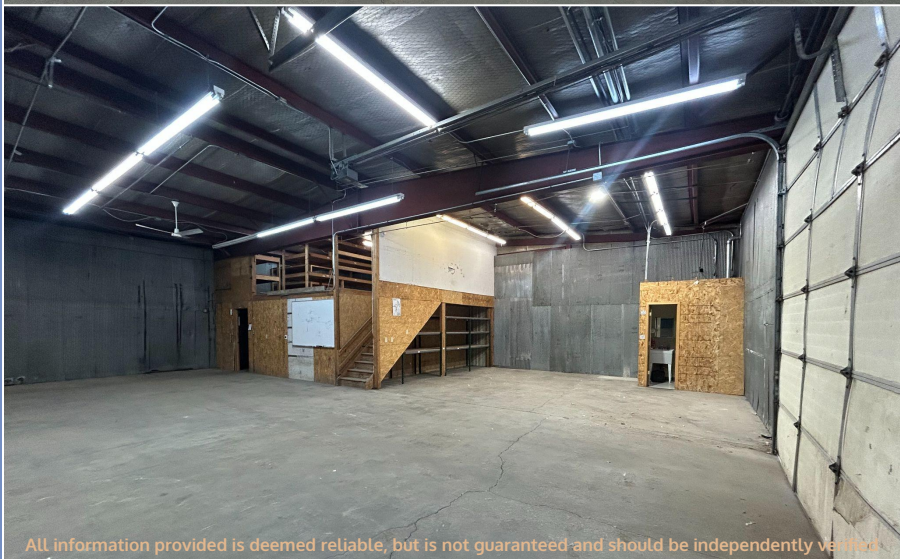
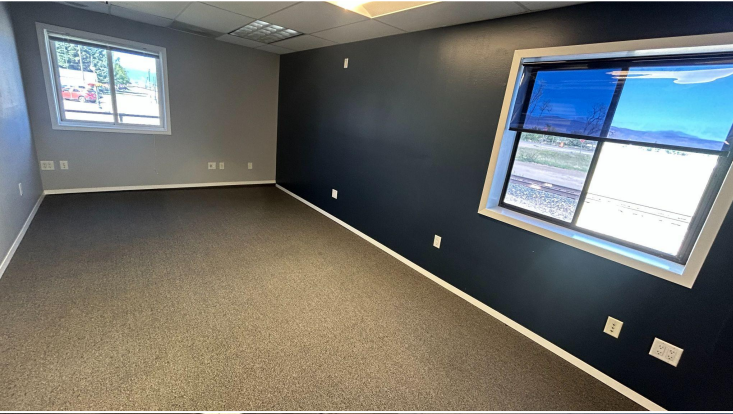
- **Flexible Layout Options**
- **Industrial Specs:**
 - 3 phase power
 - 2 grade level doors
 - 15' clear height
 - Fenced-In Storage Yard
- **Office Specs:**
 - Reception
 - 7 private offices
 - Large bullpen
 - Conference Room
 - Kitchen

Various coffee shops, restaurants, parks, and walking paths. Located directly off the Diagonal Highway, this building has excellent frontage!

All information provided is deemed reliable, but is not guaranteed and should be independently verified

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