

# NORTH BOULDER RETAIL/OFFICE FOR SALE OR LEASE Uptown Village



## PROPERTY DESCRIPTION

Fabulous finishes in these two Class A office/retail condos on busy North Broadway in Boulder! Two condominiums are offered in this package with many different square footage possibilities. The Broadway facing space contains 1333 square feet of prime retail area zoned for many different uses. The 5,000 square foot office portion of the space is built out with super high end modern finishes. Perfect for architects, attorneys, and other professional uses. Unit C4D is 3,610 square feet, and Unit C4E is 2,723 square feet. See listing agent for lease rates and details.

## DETAILS-SALE

- Price: \$2,533,000
- Price / SF: \$400.00 / SF
- Sale Type: Investment or Owner User
- Total Size: 6,333 SF



**6,333 Rentable Square Feet**

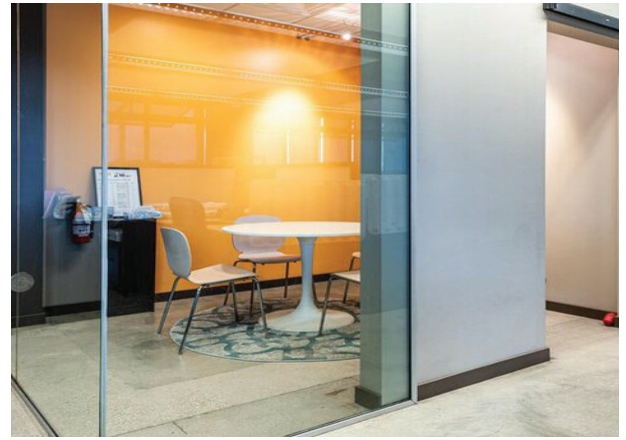
**5,000 SF Office**

**1,333 SF Retail**

4520 N Broadway St Units C4D C4E, Boulder, Co

5,000 Square Feet of Class "A" Office

1,333 Square Feet of Prime Broadway Facing Retail



## DETAILS-LEASE

### SIZE:

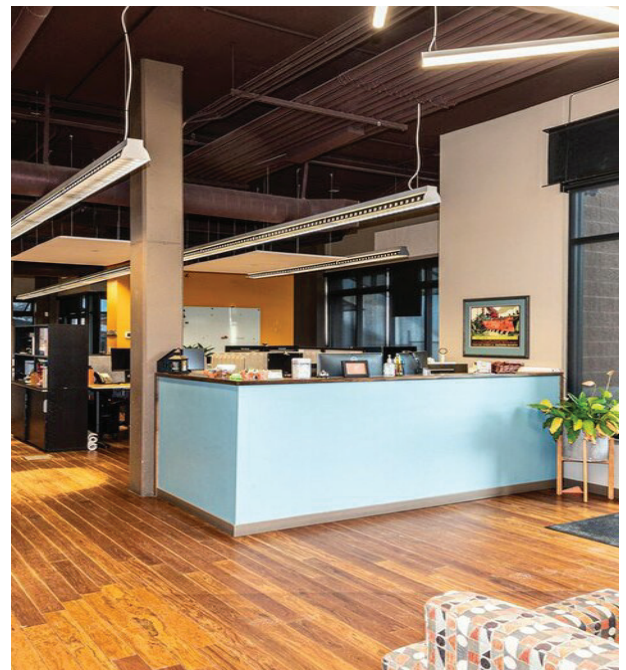
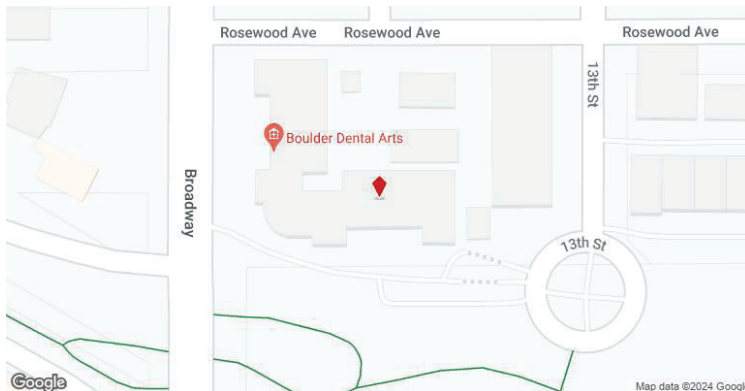
5,000 SF Office-HIGH END OPEN FINISH

1,333 SF Retail-OPEN DEMISED CORE AND SHELL

CONTACT AGENT  
FOR LEASE RATE



## LOCATION MAP



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