



2ND FLOOR OFFICE SPACE
FOR LEASE

2560 28th Street, Boulder, CO 80302

PROPERTY HIGHLIGHTS

Nestled in the heart of a bustling area, this 2nd floor office space available for lease on 28th Street is a prime location for businesses looking to thrive. The floor plan consists of 6 private offices, 2 conference rooms, two large open bull pens, one large break room / kitchen and one small kitchenette. Within walking distance, you'll find the Villa Shopping Center, Boulder Rock Club, Movement Climbing Gym, The YMCA, Rayback Collective, and Whole Foods, among other vibrant amenities. This office space not only offers convenience but also the opportunity to immerse your business in a community known for its dynamic lifestyle and wellness culture. Whether you're stepping out for a quick climbing session, grabbing a healthy bite, or networking at a local event, this location puts you at the center of it all. Perfect for startups or established businesses aiming to elevate their presence in a lively neighborhood.

Suite 200	3,930 RSF
Suite 202	1,526 RSF
Total 2nd Floor:	5,456 RSF
Timing	9/15/24
Lease Rate	Year One: \$19.00/RSF NNN Year Two: Negotiable
Expenses (Est)	\$17.26/RSF
Parking	10 Spaces
Zoning	BD-2

FOR
 MORE
 INFORMATION

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-  On Goose Creek Path
-  On bus route
-  Near restaurants
-  Upgrades in 2019
-  On-site parking
-  Eco-Pass provided

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PROPERTY PHOTOS



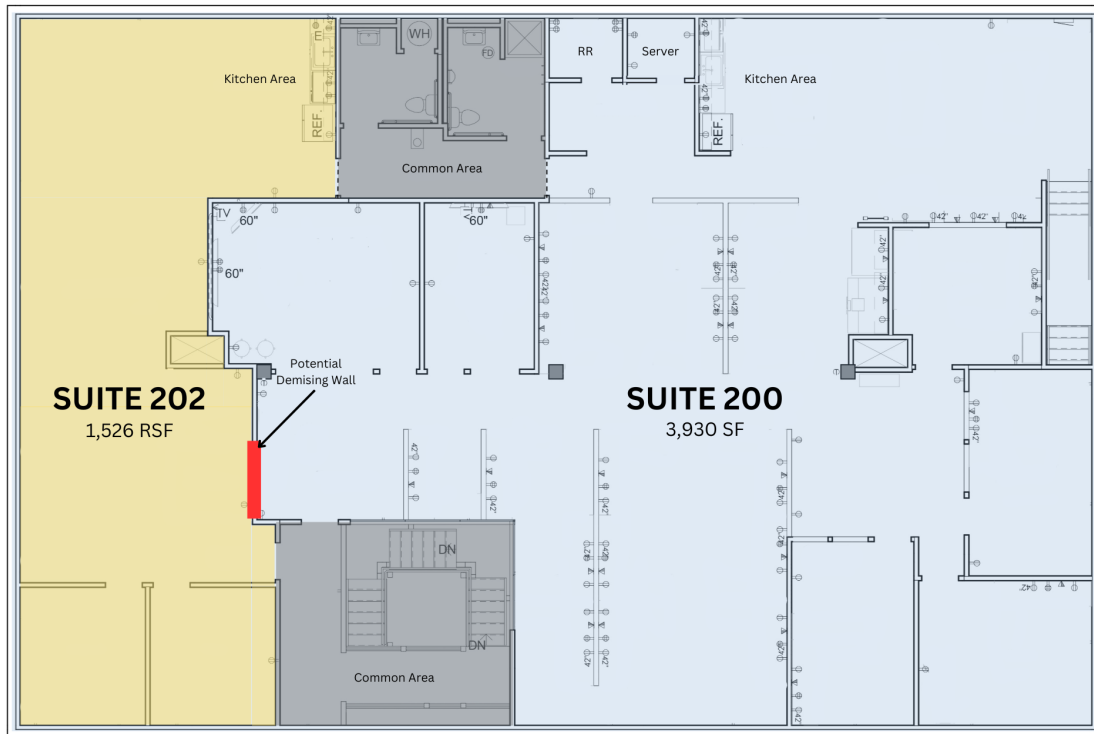
For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION

2560 28TH STREET

Google

target

THE RAYBACK BOULDER, CO

Choi's Thuy VIETNAMESE RESTAURANT

NATURAL GROCERS

enterprise

BOULDER NISSAN

Boulder Pro

WHOLE FOODS MARKET

FRINGE

BARNES & NOBLE

Walgreens

ROADHOUSE

BOULDER DEPOT

HYATT PLACE

frbo

P.C.'S PANTRY

BIG O TIRES

JUNK YARD

Repair Masters Automotive

BOULDER Indoor Soccer

FRONT RANGE BOXING

Shamane's BAKERY + CAFE

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