



GIBBONS WHITE
INCORPORATED

1033 Walnut Street

Boulder, CO

Steve Sims

steve@gibbonswhite.com
(303) 586-5932

Lynda Gibbons

lynda@gibbonswhite.com
(303) 586-5920

www.gibbonswhite.com



Property Info & Gallery



View Map

Rare Small Full Building For Sale - Owner-User Opportunity 2nd & 3rd Floors

Building Size	12,389 sq. ft.
Sale Price	\$5,592,000 (\$451 / sq. ft.)

- Owner-User Opportunity for 2nd & 3rd Floors Ranging from 3,682 - 9,339 sq. ft.
- 1st Floor Totaling 3,050 SF is Fully Leased Providing Net Operating Income of \$127,854 & is Priced Based on a 6.25% Cap Rate
- Fantastic Downtown Boulder Location Next Door to Galvanize, Amante & Corrida - Surrounded by Restaurants, Shops & Transit Options
- Modern Tech Finishes Throughout, Elevator Access, In-Suite Shower in 2nd Floor Office
- South Facing Offices Have Windows & Doors That Open Up to Walnut St
- Seven Reserved, Covered & On Site Parking Spaces (2 for each Office & 3 for Retail)
- Amazing 3rd Floor Balconies Provide Outdoor Break & Entertainment Areas & Bringing Lots of Natural Light into Open Office Area

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

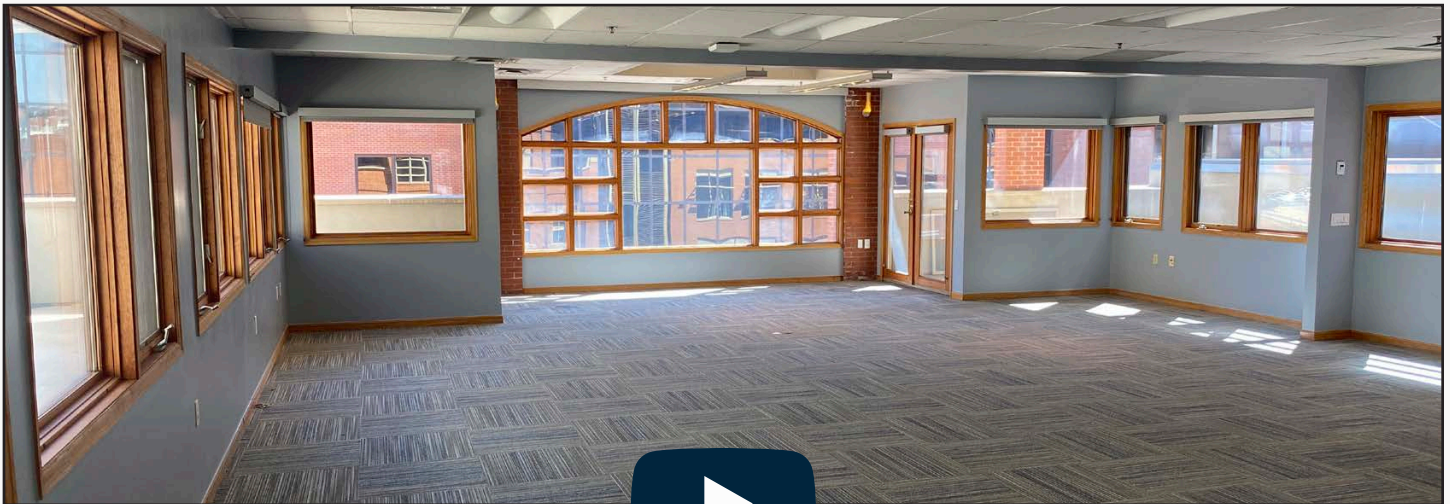
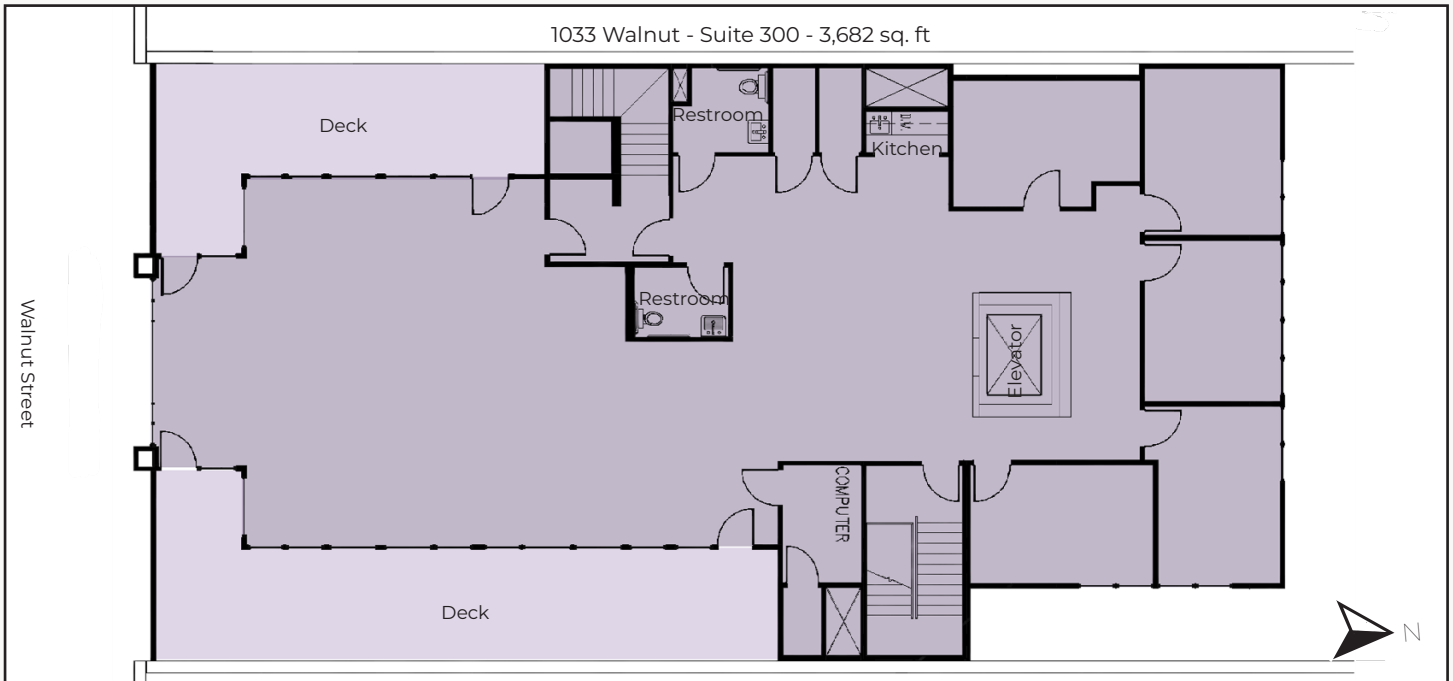


2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

1033 Walnut - Suite 200 - 5,657 sq. ft.



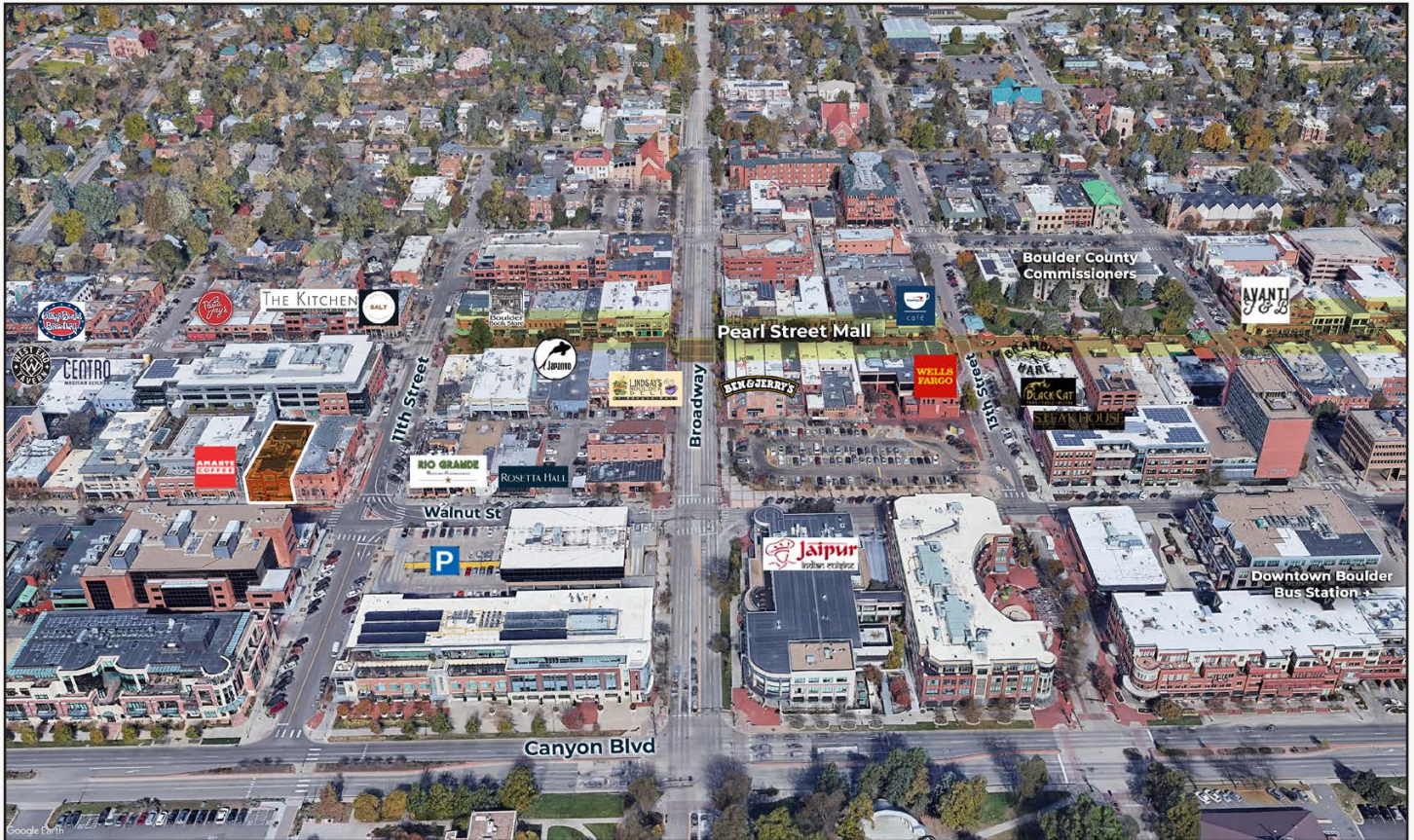
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

You'll Be Doing Business in Good Company*

Downtown Boulder offers the Front Range region's finest combination of retail and restaurant offerings. Customers from throughout the Denver market drive to Boulder to experience our one-of-a-kind retail mix and powerful collection of restaurants. The centerpiece of downtown Boulder is the four block award winning Pearl Street Mall, serving as an anchor for the east and west ends of Pearl Street - each district with it's unique business mix and personality.



Downtown Boulder provides a high quality of life and work environment for you and your employees*

From bike trails to seasonal landscaping programs, Downtown Boulder continues to develop as a place that focuses on quality of life attributes as well as a strong base of economic vitality.

- A central location and an exceptional bus system have resulted in downtown Boulder having one of the nation's highest percentage shares of alternative mode transportation (walk, bus, bike) into Downtown.
- Downtown employees are eligible for an EcoPass, which provides unlimited free service on Regional Transportation District routes.
- A 2-mile bike/hike trail through downtown that is part of a larger community trail system
- City and BID commitment to cleanliness, landscaping, design and safetyModern Tech Finishes Throughout
- Located in the majestic Colorado Front Range at the foot of the famous Boulder Flatirons
- A vast array of cultural and educational opportunities throughout downtown.

**Information provided by BoulderDowntown.com*

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.