

## SOUTH BOULDER RETAIL SPACE FOR LEASE

635D&E South Broadway, Boulder, CO 80305

# TABLE MESA SHOPPING CENTER



### ABOUT THE CENTER

As one of South Boulder's most visited retail centers, Table Mesa Shopping Center is packed with a wide variety of restaurants, grocery, and specialty retail. Tenants benefit from heavy daily foot traffic, excellent visibility, Flatiron views, and ample parking year round.

- Turn-key dance studio available for lease
- Easily divisible into two smaller retail spaces
- Great visibility and location within the center
- Ample, free parking

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THE  
**W.W. Reynolds**  
COMPANIES

P. 303-442-8687

[www.wwreynolds.com](http://www.wwreynolds.com)

635D&E SOUTH BROADWAY, BOULDER, CO 80305

# DETAILS



THE  
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**SIZE**  
6,167 SF



**RENT**  
\$25 NNN



**AVAILABLE**  
18  
Immediately



**EST. OP EX**  
\$10.50 / SF (not  
including utilities)

## SPACE NOTES

6,167 square foot turn-key dance studio available for lease on the north end of Table Mesa Shopping Center. Great location within the center providing excellent visibility and multiple points of entry, one on the east facing side of the center, three on the north facing side of the center and a private point of entry leading to the west side. Easily divisible into two smaller retail spaces with the east side comprised of approximately 3,200 SF and the west side 2,900 SF.



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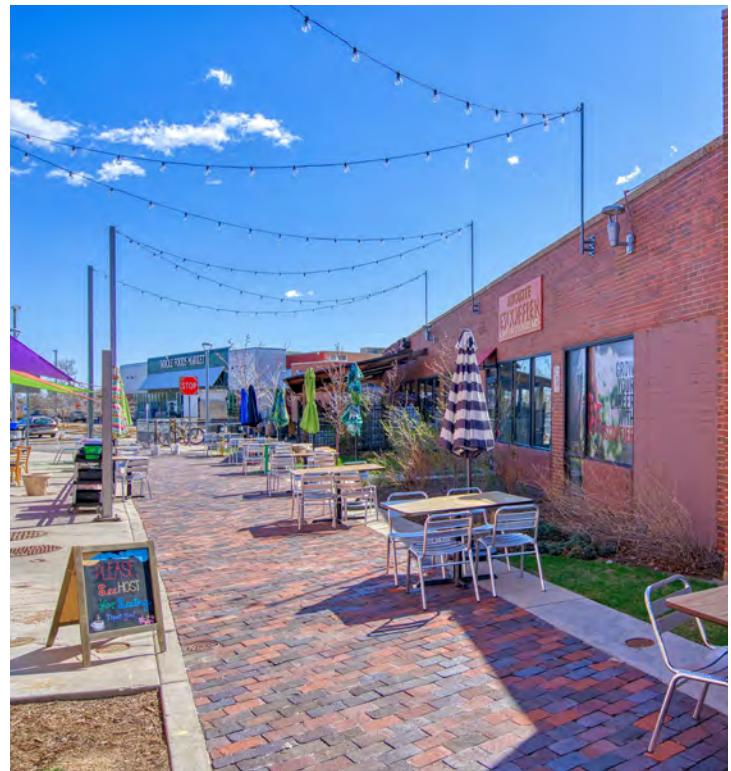
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# CENTER PHOTOS

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# FLOOR PLAN

THE  
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**SIZE**  
6,167 SF

**RENT**  
\$25 NNN

**AVAILABLE**  
Immediately

**EST. OP EX**  
\$10.50 / SF (not  
including utilities)

## ADDITIONAL NOTES

This retail space is a touch over 6,100 SF, contains one office and private rest rooms within the space providing lots of flexibility. Lease this turn-key dance studio as-is or easily split it into two smaller spaces, utilizing the various points of entry that lead to the east, west and north facing sides of the center. In addition, large store front windows provide excellent visibility and fantastic flatiron views.

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## LOCATION NOTES:

South Boulder's premiere retail shopping center is home to a wide variety of shopping, grocery, specialty retail and restaurants. Well situated on the signalized corner of Broadway & Table Mesa Drive providing high traffic and pedestrian counts as well as excellent visibility.

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