

CREATIVE OFFICE SPACE FOR SALE OR LEASE

DEAN CALLAN

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PURCHASE PRICE REDUCTION! NEW PRICE \$990,000

PERFECT FOR AN OWNER USER

3100 CARBON PLACE, BOULDER, CO 80301

Fantastic spacious creative office space for sale or lease in the Steel Yards of Boulder. 3100 Carbon Place consists of open work areas, private offices located on the 1st floor and mezzanine, a conference room, a reception area, a kitchen, and two restrooms with a shower. The space has tall ceilings with incredible natural light coming from large pane windows and an overhead garage door that creates an indoor-outdoor atmosphere.

Call us for more information and to set up a tour.

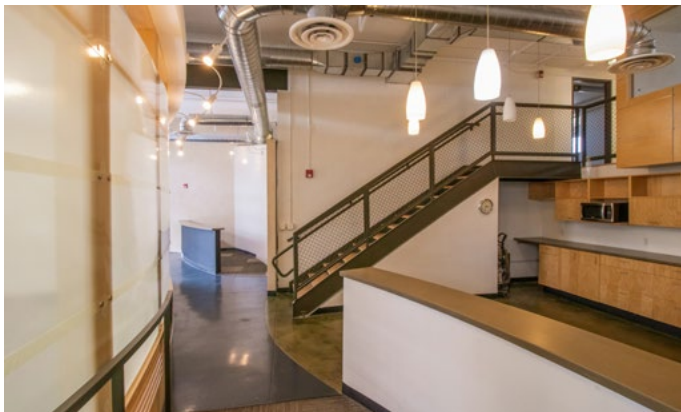
TERMS

Price:	\$990,000
Lease Rate:	\$5.00 / SF / NNN
Expenses:	\$20.05 / SF (Est. 2024)
Unit 101 & 102 Size:	5,040 SF
Year of Construction:	2003
Zoning:	IMS-X (Industrial - Mixed Services)

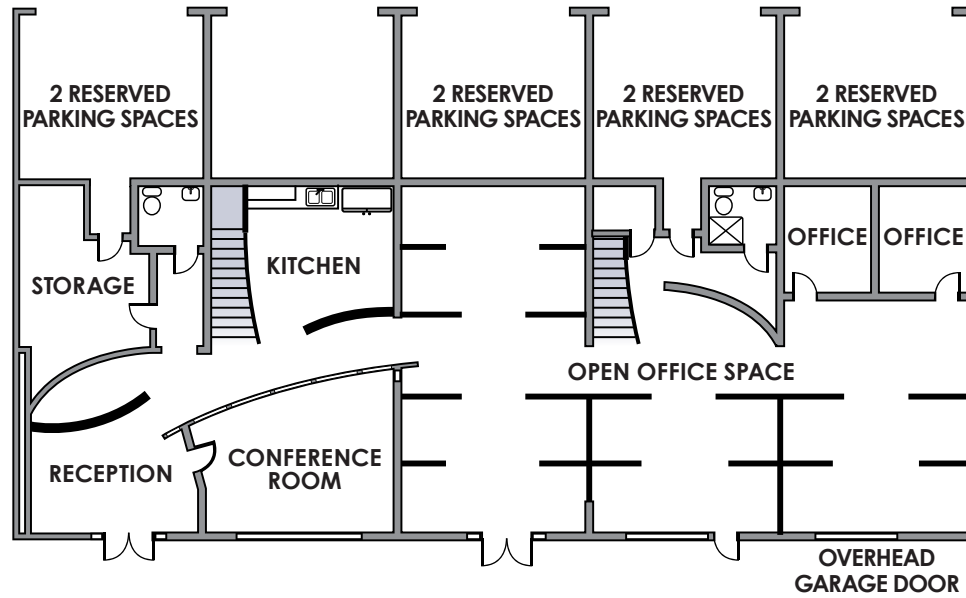
Tours: Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

PROPERTY FEATURES

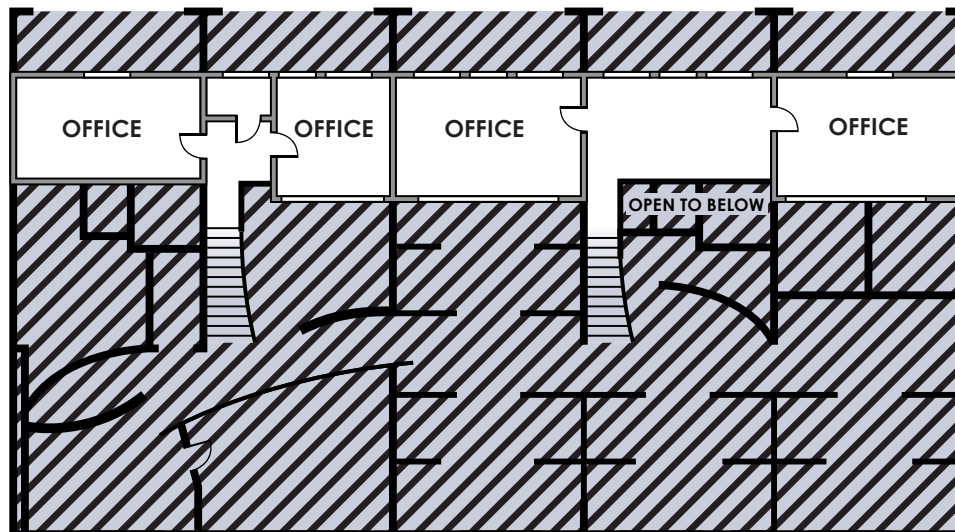
- Creative Office Space with a central Boulder location in the Steel Yards
 - The space includes open work areas, private offices, conference room, reception area, kitchen and two private restrooms with a shower
 - Private offices on second floor mezzanine
- 8 Reserved covered parking spaces
 - Quick access to the Transit Center, 29th Street Mall and Many Other Nearby Amenities

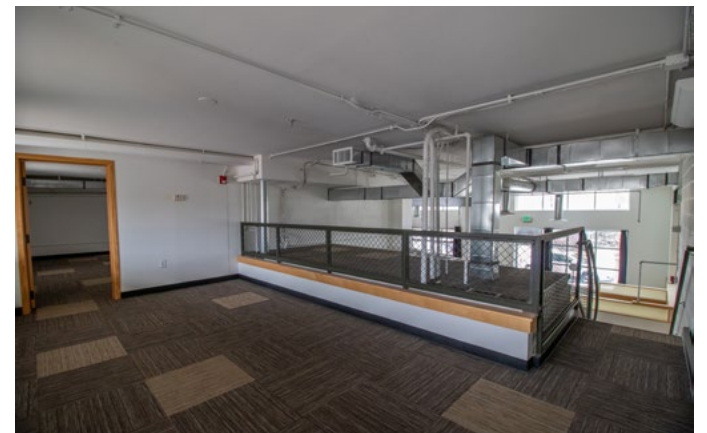


1ST FLOOR



2ND FLOOR





BOULDER OVERVIEW

Nestled at the base of the Rocky Mountains, Boulder stands as one of the most sought-after cities to live and work in the United States. Boulder's allure lies in its thriving innovation-driven industries. The city excels in technology, natural foods, biosciences, satellite and defense, outdoor products, and renewable energy sectors. This supply-constrained market creates an environment primed for growth and success.

What makes Boulder stand out is the infusion of capital and ideas from across the nation. Local businesses benefit greatly from the research-driven intellectual capital provided from the University of Colorado at Boulder. Collaborations with federal research agencies like the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration, and the National Renewable Energy Laboratory further fuel innovation and breakthroughs.

Boulder offers access to a highly educated talent pool, with one of the nation's highest concentrations of software engineers. The city fosters fierce competition among companies vying for attractive office spaces that support continuous growth in the most desirable locations. Downtown Boulder, with its cutting-edge tenant roster, reflects the vibrant fabric of this thriving community.

Key Highlights of Boulder:

- Impressively low unemployment rate of 2.1%
- Reputation as an outdoor paradise, attracting individuals seeking an active and fulfilling lifestyle
- Over 155 miles of interconnected biking and hiking trails, catering to outdoor lovers of all levels
- An impressive 300+ days of sunshine every year



#1

BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1

IN THE U.S. ON THE
BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

#2

BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

TOP HOUSING MARKET IN U.S.
FOR GROWTH & STABILITY
- 5 YEARS RUNNING -
[SMARTASSET]

"TOP CITY
TO WATCH IN 2020"
[WORTH MAGAZINE]

#1

BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP 10

IN U.S. FOR WOMEN-FOUNDED,
VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

TOP 25

GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

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