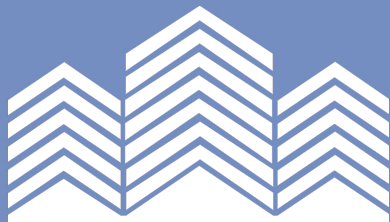
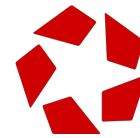


OFFICE SUBLEASE

198 2nd Ave, 2B, Niwot, CO

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SUMMIT
COMMERCIAL BROKERS

Rachel Austefjord
Broker Associate

408.427.4757

rachel.austefjord@gmail.com

Summit Commercial Brokers

6800 N 79th St, # 103

Niwot, CO 80503

303.931.7341

summitcommercial.net

OFFICE SPACE FOR SUBLEASE

198 2nd Ave, Unit 2b

Niwot, CO 80503

Office in the Heart of Downtown Niwot!

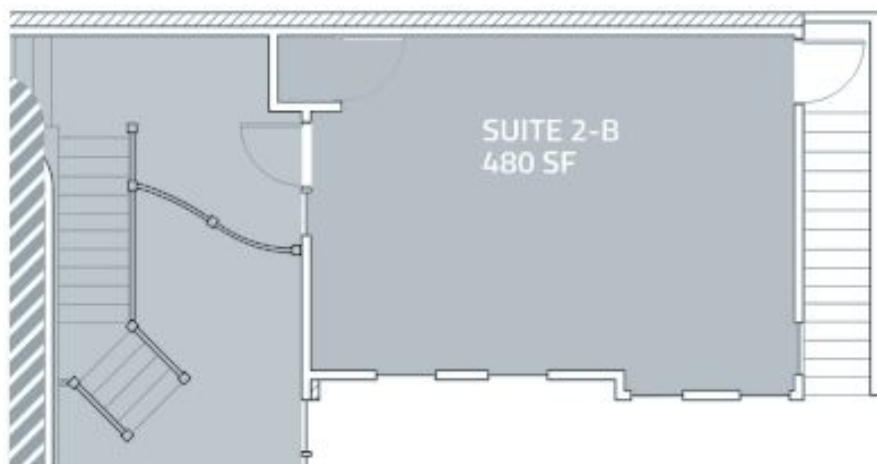
This 2nd floor office space is located right in the heart of Downtown Niwot! The large windows bring in an abundance of natural light, and the open office layout offers great flexibility to organize the space in whatever way your office needs. With great restaurants, coffee shops, and retail stores all around, this building is in the perfect location to take in all of what Downtown Niwot has to offer! The location also provides ample amount of street parking with quick access to Diagonal Highway which is within 10 minutes of downtown Boulder and Longmont.

Call us for more information and to set up a tour

OFFICE SUBLEASE

198 2nd Ave, 2B, Niwot, CO

summitcommercial.net



OFFICE SPACE INFO

Size	480 sf
Est. Monthly Pmt	\$1,487.20 *plus Utilities
Sublease Term	October 31, 2025

- NNN Lease
 - \$23.34 /sf Base Rent
 - \$13.84/sf Expenses (est. 2024)
- Open Office Layout with great natural light
- Walking distance to numerous restaurants & coffee shops in Downtown Niwot!

All information provided is deemed reliable, but is not guaranteed and should be independently verified



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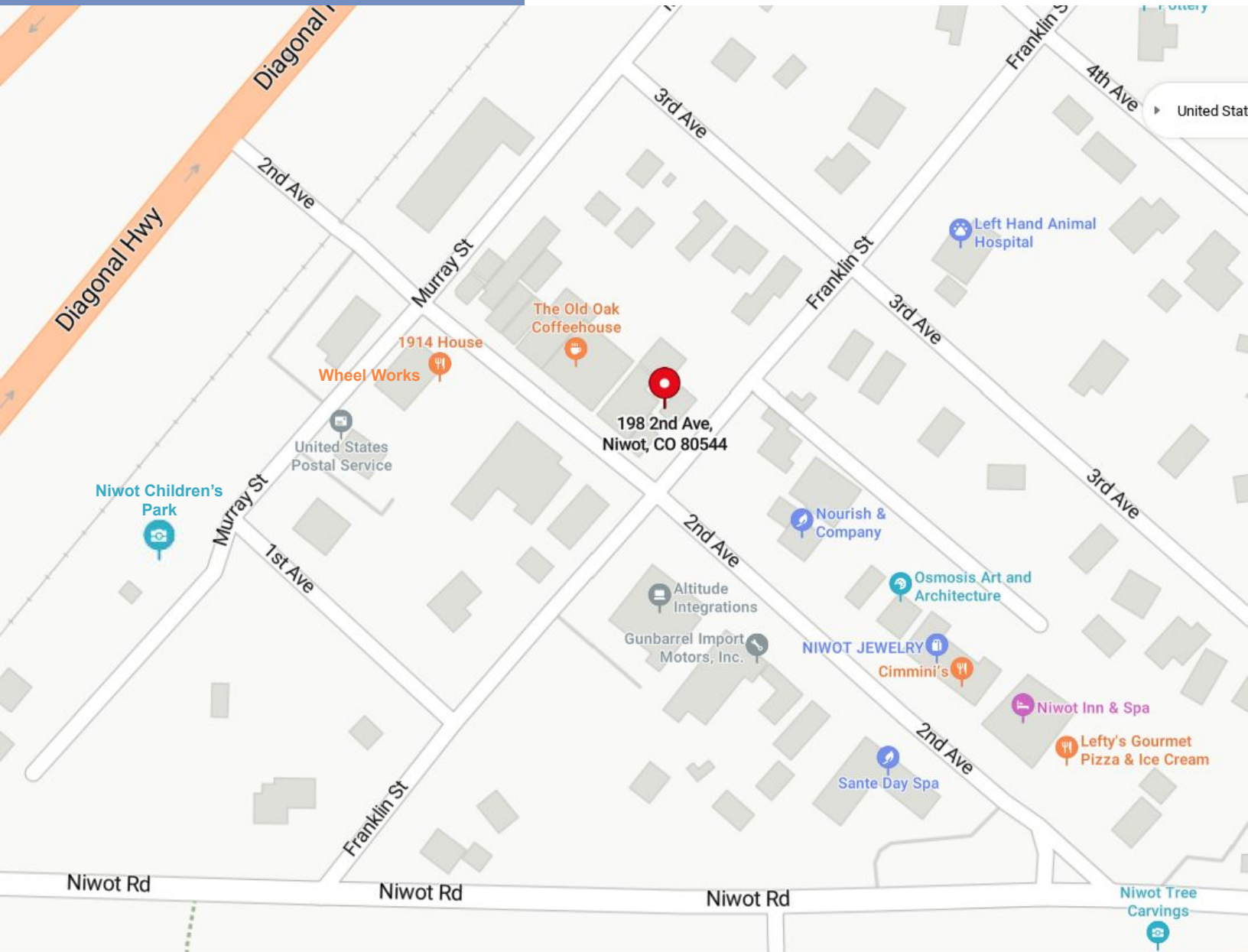
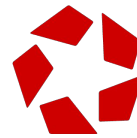
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Moments away from all downtown Niwot has to offer including: coffee shops, restaurants, retail shops, post office, bank, spas, community park, and so much more! Located just off the Diagonal Highway.



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