



**3200 BLUFF STREET**  
BOULDER, CO

## MODERN, VERSATILE, & SUSTAINABLE RETAIL IN BOULDER COMMONS

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**Property Info & Gallery**

**View Map**

AVAILABLE SPACE	1,822 SQ. FT.
LEASE RATE / SQ. FT.	YEAR 1: \$15.00 NNN
	YEAR 2: \$20.00 NNN
	YEAR 3: \$25.00 NNN
EXPENSES / SQ. FT.	\$15.18*

\*Not including utilities

- Prime corner retail with private patio in the heart of Boulder's newest high-density residential area
- Bright open space with natural light from all sides, outdoor seating, & maximum retail exposure
- Ideal space for boutique retail, salon, beauty or wellness services, tech office, or café
- Nestled in the Steel Yards/Transit Village area offering easy access by car, bus, bike, or on foot
- Ample street parking, & surrounding public garages offer abundant options
- Tenant amenities include Eco Pass, B-Cycle, or Boulder Car Share to encourage sustainable commuting
- Thoughtfully designed building & community exceeding environmental goals & embracing a lifestyle along Goose Creek Pathway
- Join the rapidly expanding community along with Google, Splunk, Vasu, Zeal, Just BE Kitchen, Logan's Espresso, Verb & Cassiopia Coffee all adding to Boulder's newest & most eco-friendly neighborhood

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## CURRENT PLAN

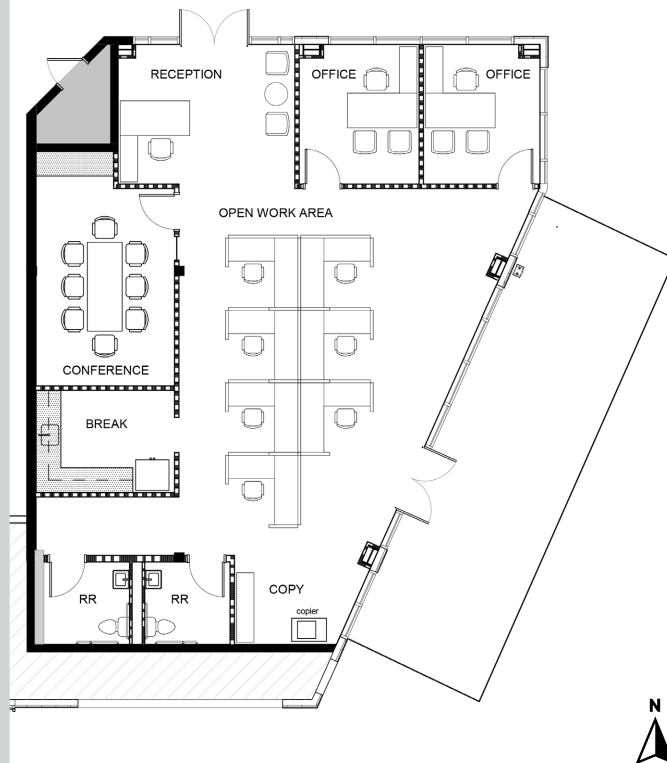
Bluff Street

Open Space Ready for  
Tenant Customization  
1,822 sq. ft.



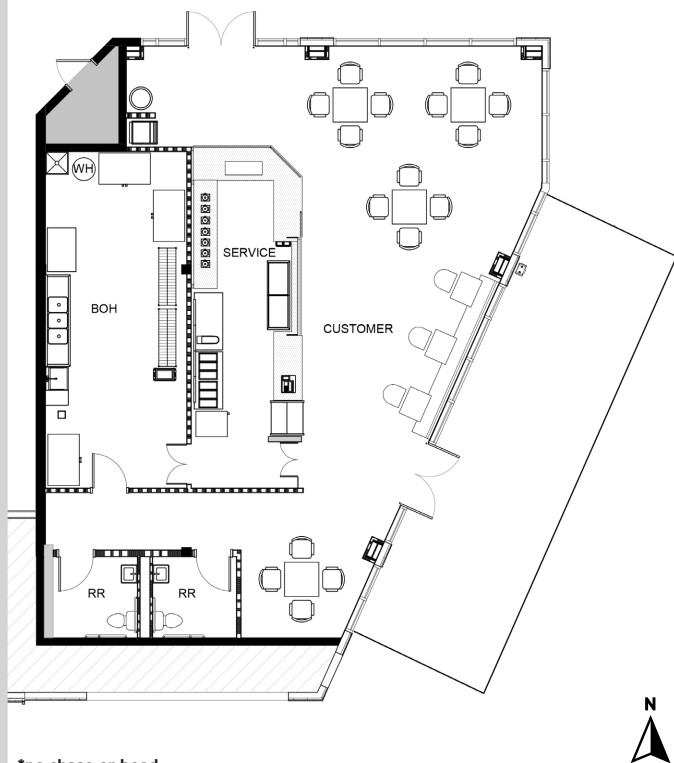
## PROPOSED OFFICE PLAN

Bluff Street



## PROPOSED CAFE PLAN\*

Bluff Street



\*no chase or hood

## PROPOSED RETAIL PLAN

Bluff Street

