



FOR SUBLEASE

1,172 Office Suite (2nd Floor)

5420 Arapahoe Ave Unit #2 | Boulder, CO 80303



PROPERTY BROCHURE

CONTACT:

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SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

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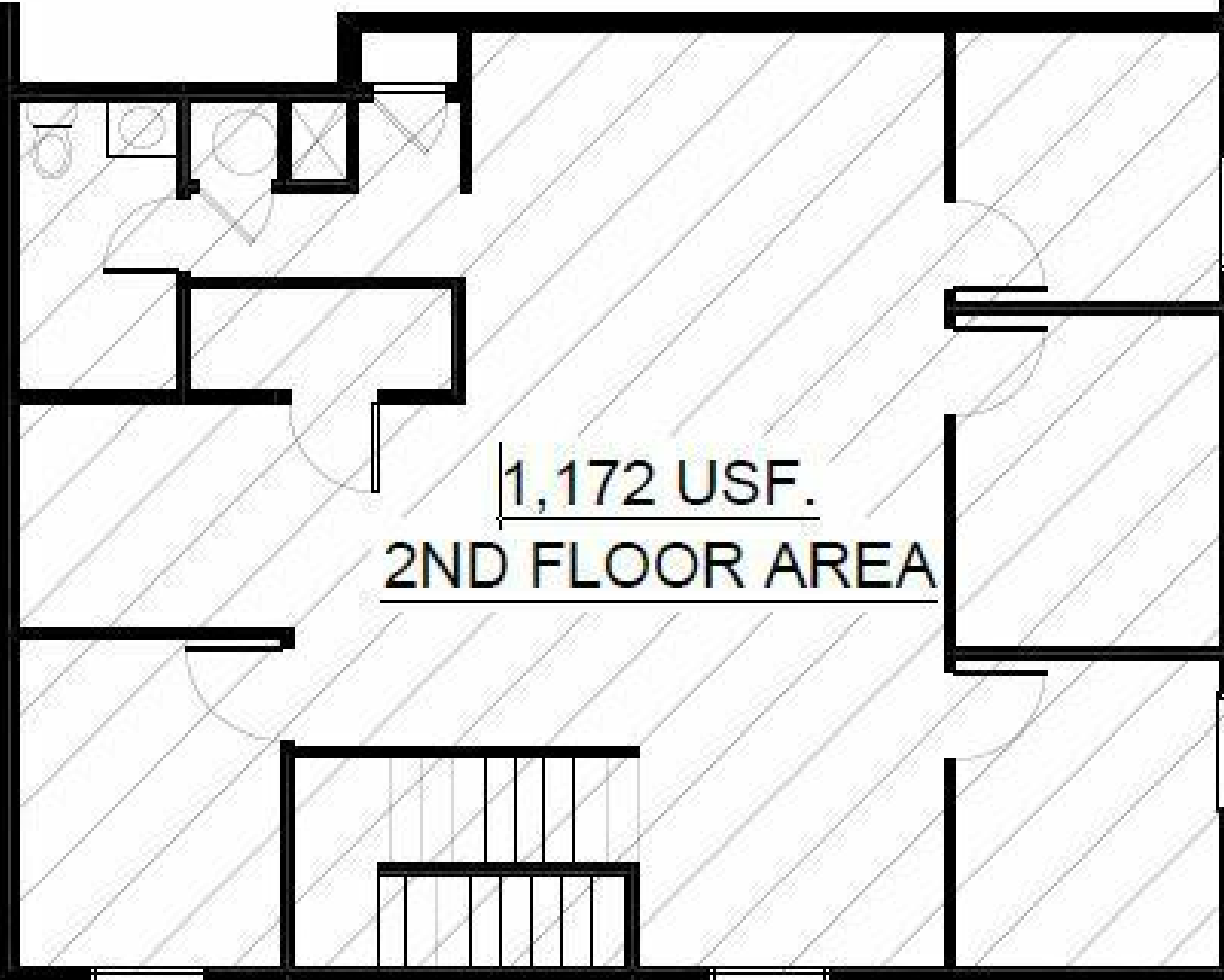
OFFERING SUMMARY

Available SF:	1,172 SF
Lease Rate:	\$11.00 SF/yr (NNN)
NNN's:	\$8.97 per SF
Lot Size:	0.63 Acres
Building Class:	B
Year Built:	2002
Zoning:	BC-1
ADA Access:	No

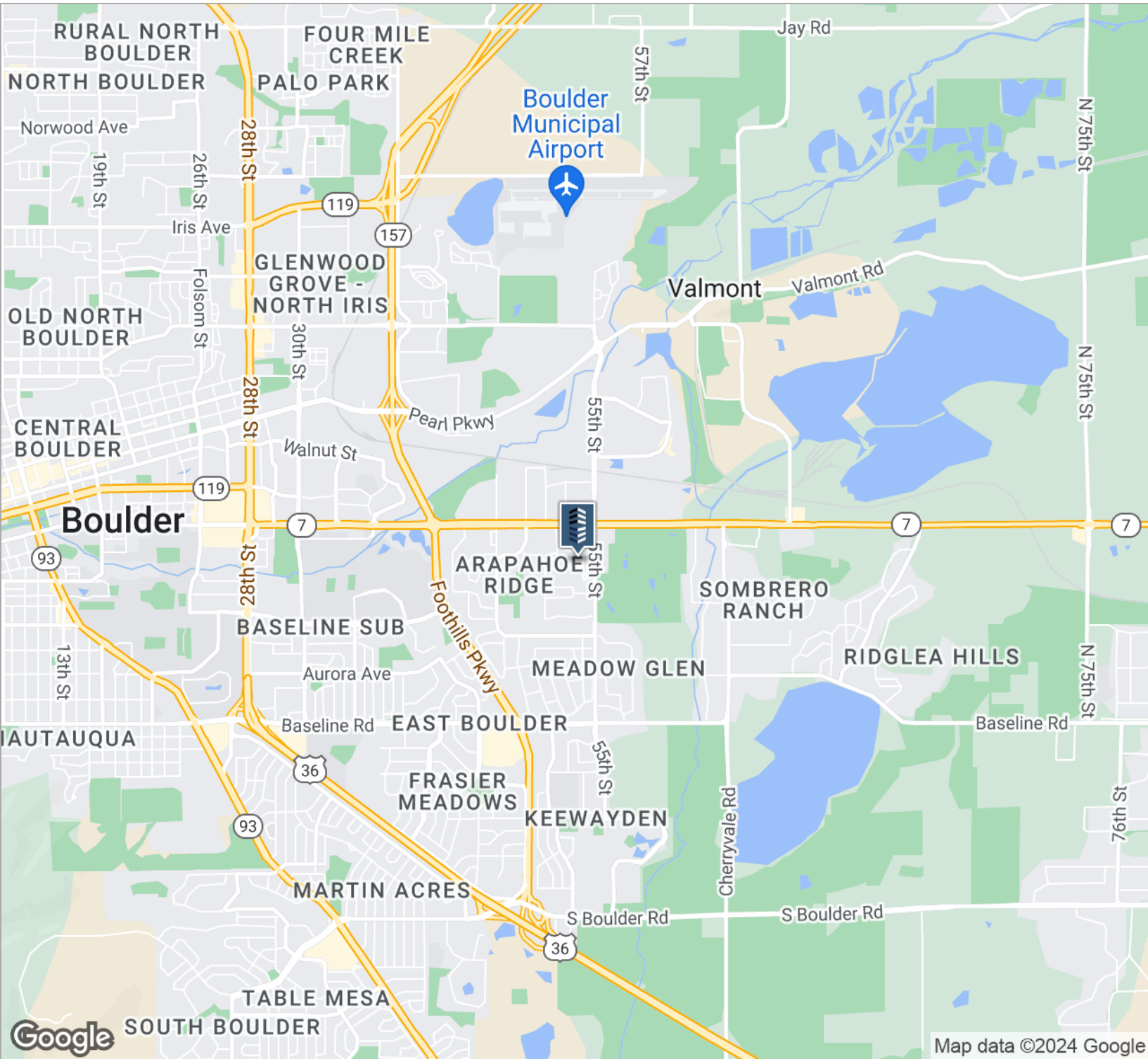
PROPERTY HIGHLIGHTS

- Located on Arapahoe Ave just East of 55th Street in Boulder.
- Layout includes four private offices, kitchen area, bullpen area and a private restroom.
- Lease rate reduced to just \$1,950/mth plus utilities.
- Off street parking available and within walking distance to RTD bus lines.





2ND FLOOR LEVEL



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