

REDUCED LEASE RATE

*Promotional rate for 6 months on a 3-year lease

2ND FLOOR OFFICE SPACE FOR LEASE

2560 28th Street, Boulder, CO 80302

PROPERTY HIGHLIGHTS

Nestled in the heart of a bustling area, this 2nd floor office space available for lease on 28th Street is a prime location for businesses looking to thrive. The floor plan consists of 6 private offices, 2 conference rooms, two large open bull pens, one large break room / kitchen and one small kitchenette. Within walking distance, you'll find the Villa Shopping Center, Boulder Rock Club, Movement Climbing Gym, The YMCA, Rayback Collective, and Whole Foods, among other vibrant amenities. This office space not only offers convenience but also the opportunity to immerse your business in a community known for its dynamic lifestyle and wellness culture. Whether you're stepping out for a quick climbing session, grabbing a healthy bite, or networking at a local event, this location puts you at the center of it all. Perfect for startups or established businesses aiming to elevate their presence in a lively neighborhood. New elevator installation in progress.



On Goose Creek Path



On Bus Route



Near Restaurants



Upgrades In 2019



On-Site Parking



Eco-Pass Provided

Suite 200	3,656 RSF
Timing	Immediately
Lease Rate	\$19.00/RSF *\$12.00/RSF NNN
Expenses (Est)	\$17.26/RSF
Parking	10 Spaces
Zoning	BD-2

**Colorado
Group**

FOR MORE INFORMATION

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PROPERTY PHOTOS



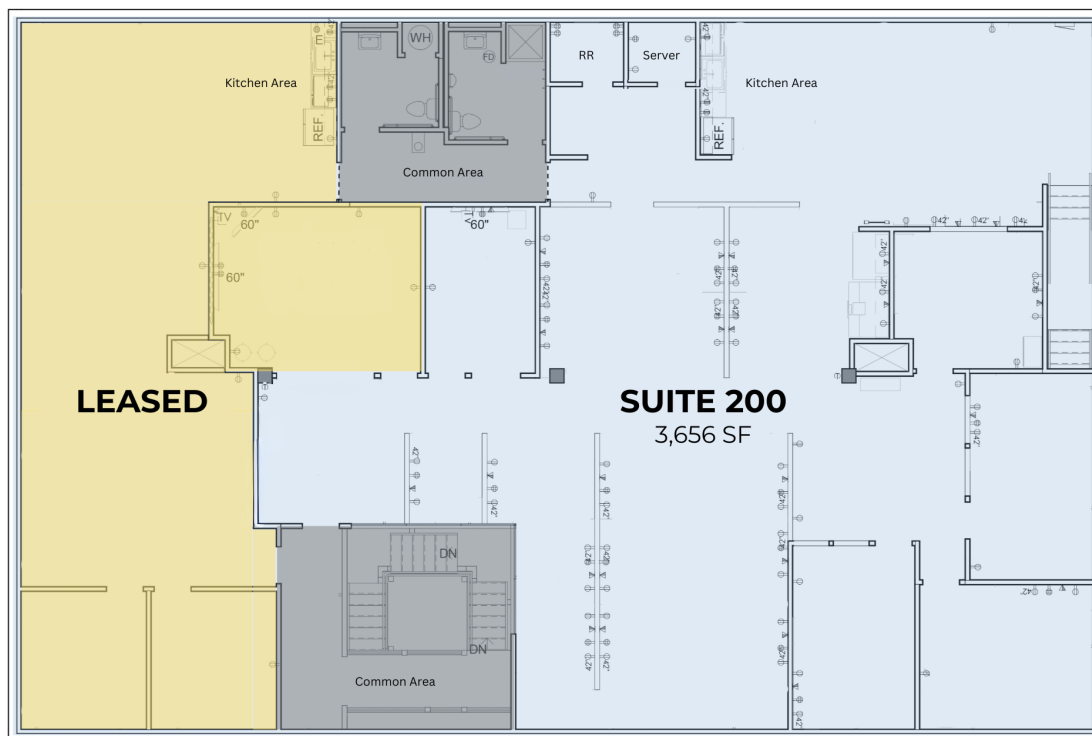
For a complete disclaimer, please see page one of this brochure.

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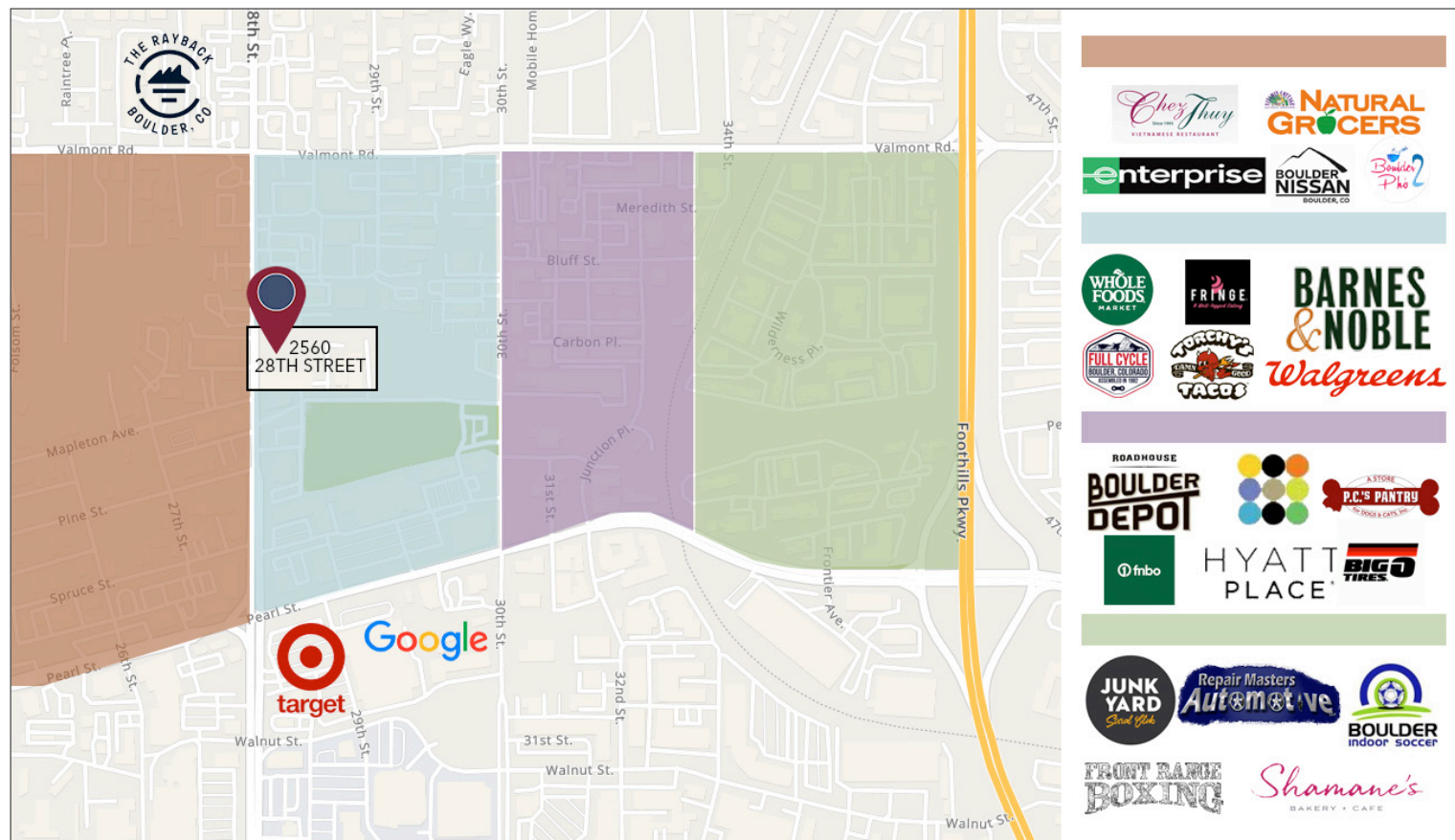
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.

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