



1200 Yarmouth Avenue

Unit C-1B, Boulder, CO

North Boulder Retail / Office for Lease or Sale

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[Property Info & Gallery](#)

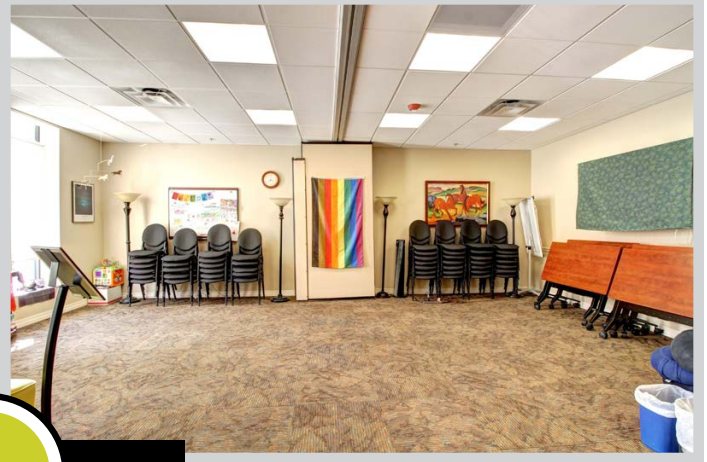
[View Map](#)

Available Space	150 - 2,473 sq. ft.
Individual Offices	\$500 - \$1,500 / Month Gross
Sale Price	\$1,285,960 \$976,835
Lease Rate / sq. ft.	\$25.00 NNN \$19.00 NNN
Expenses / sq. ft.	\$19.15*

**Not Including Utilities*

- **\$19.00 NNN Year 1 & \$25.00 NNN Year 2 for a Lease of 5 Years or Longer**
- Beautiful 1st Floor Office or Retail Condo in North Boulder
- 6 Private Offices, Large Group Workspace or Meeting Room & Well-Appointed Kitchen & Break Area, 2 Restrooms & Storage
- Individual Offices Also Available with Shared Amenities - See Floor Plan
- Excellent Yarmouth Frontage with 2nd Direct Entrance from Parking Area
- Surrounded by Fantastic Amenities, Including Spruce Confections, Amante Coffee, Tierra y Fuego Taqueria, Moxie Bread Company & Bacco Trattoria
- BMS Zoning Allows for a Wide Range of Uses, Including Personal Service, Office, Medical, Retail & Financial Services

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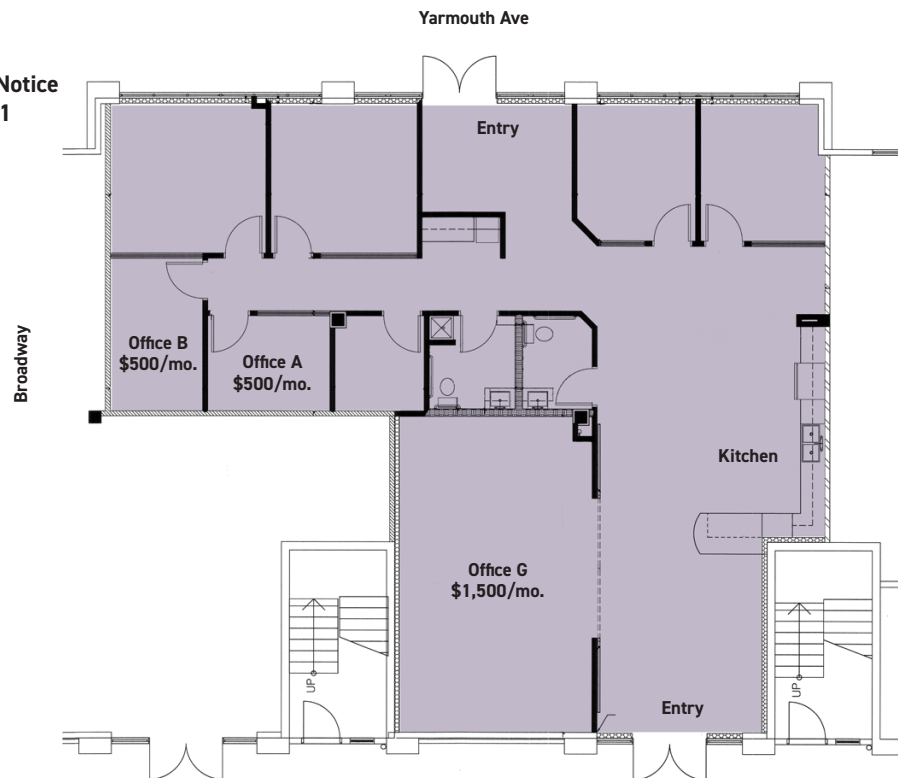
VIDEO



TOUR



Unit C-1B
Full Suite 2,473 sq. ft.
Available with 90 Days' Notice
\$7,862 / Mo Gross Year 1



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