



OFFICE SPACE FOR
SALE/LEASE

1530 Lee Hill Dr. Unit 7, Boulder, CO 80304

PROPERTY HIGHLIGHTS

Own your workspace in one of Boulder’s most desirable neighborhoods. This office condo offers the perfect balance of convenience, comfort, and long-term value.

Prime Location: Situated in highly sought-after North Boulder, just a short walk to neighborhood shops, cafés, and restaurants—only 5 minutes to Central Boulder.

Comfort & Privacy: Enjoy a private entrance off a quiet street, abundant natural light throughout, and a peaceful professional setting.

Functional Layout: Includes two professional offices with a welcoming waiting room, ideal for therapists, bodyworkers, consultants, or small teams.

Versatile Use: The space also lends itself beautifully to creative professionals. Perfect as a professional studio for recording or social media content creation.

Unit 7	734 RSF
Sale Price	\$350,000
Lease Rate	\$1,800/ month FSG
Availability	Immediately
Lease Term	Negotiable
Zoning	BC-1
Parking	Street

 **FOR MORE INFORMATION**

Jason Kruse, CCIM
Principal/Managing Broker
303.449.2131 ext 149
jason@coloradogroup.com

Tom Roling
Commercial Broker
303.449.2131 ext 115
tom@coloradogroup.com

 Natural Light
  Near Coffee Shop
  Near Restaurants
 Quiet
  Visibility/Location

© 2025 The Colorado Group, Inc. The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed by The Colorado Group, Inc. Licensed in the State of Colorado.

OFFICE SPACE FOR SALE/LEASE

1530 Lee Hill Dr. Unit 7, Boulder, CO, 80304

Colorado
Group

PROPERTY PHOTOS



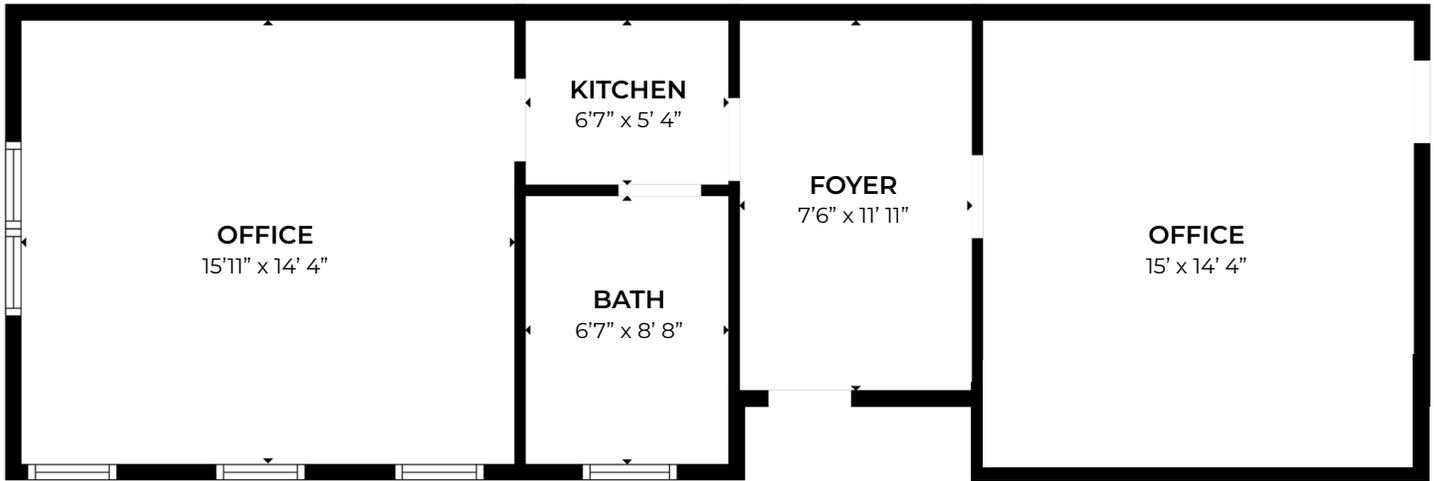
For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

OFFICE SPACE FOR SALE/LEASE

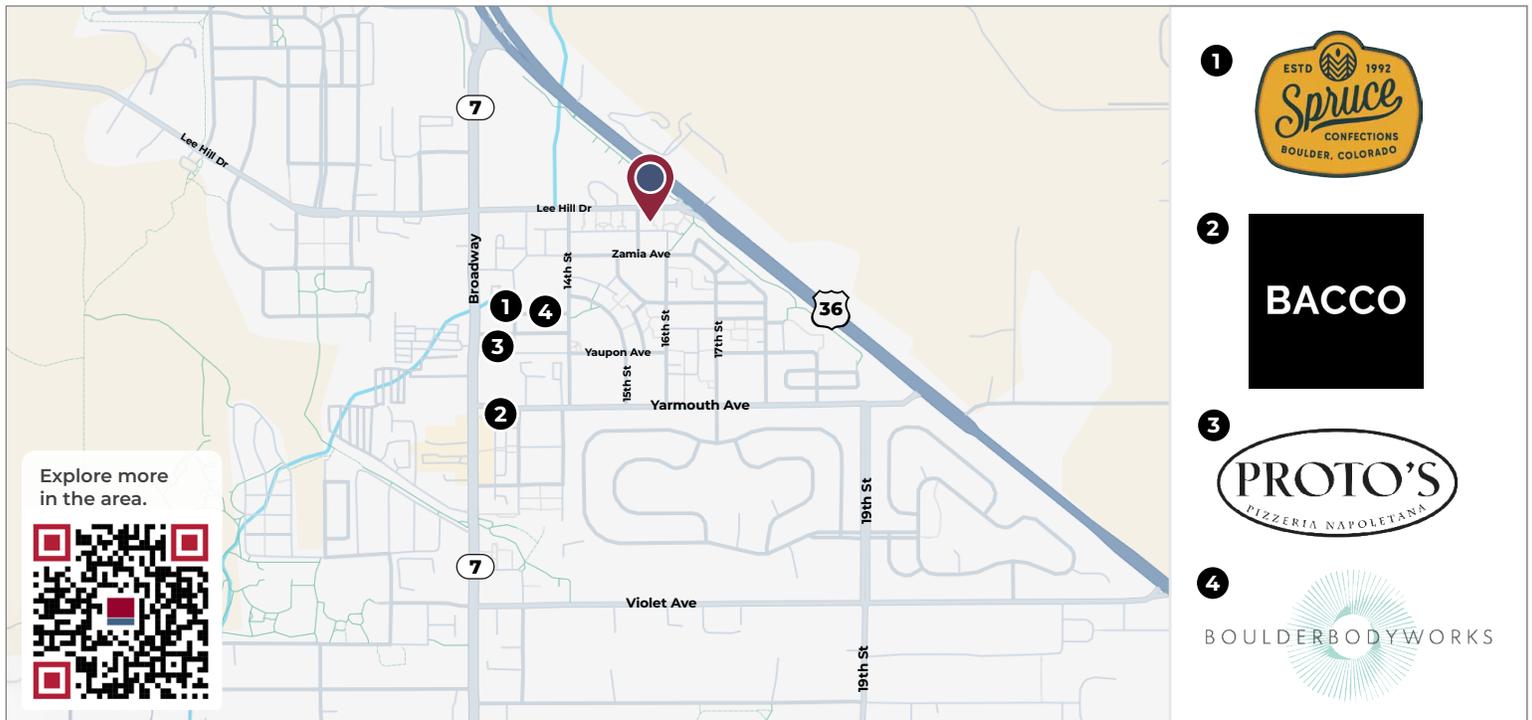
1530 Lee Hill Dr. Unit 7, Boulder, CO, 80304

PROPERTY FLOOR PLAN



PROPERTY LOCATION

 1530 LEE HILL DR. UNIT 7,
BOULDER, CO 80304



Explore more
in the area.



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