



RETAIL FLEX SPACE FOR LEASE

3280 Valmont Ave. Boulder CO 80301



BoulderHomeSource | Remax Alliance

Valerie Cannistraro

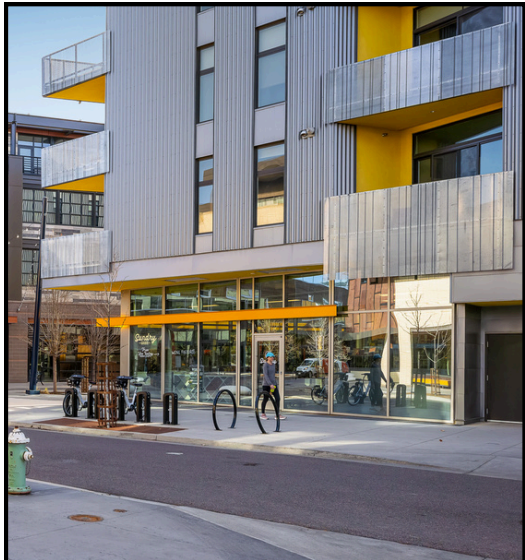
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3280 Valmont Road, Boulder, CO

- Large signage on busy Valmont Road insures high visibility
- Ceiling height 24 Feet
- 6505 total square feet (whole building)
- \$26 NNN for whole building lease (6505 SQFT)
- Divisible Unit A/B - Valmont Street-Facing Entrance (3627 SQFT) \$27 NNN (Retail-Flex, 1 Overhead Door)
- Divisible Unit C/D (2878 SQFT) \$25 NNN (Retail-Flex, 2 Overhead Doors)
- Zoning: IS-1 (flexible industrial zoning) allows for retail, industrial, warehouse, office needs
- 10 Feet overhead doors
- Ample Parking
- estimated expenses \$12.50/RSF

