



## PROPERTY HIGHLIGHTS

**South Boulder Office Condo for Sale.** Two generous-sized office rooms plus a small front room. Quiet space with southern exposure and light. Great for Medical or Professional use, including mental health, physical therapy, or bodywork. Modern Common Areas. 4150 Darley Avenue Unit 9. Ample surface parking. Easy access to Broadway, Foothills Parkway, and Hwy 36. 814 Square feet.

<b>Suite 9</b>	814 RSF
<b>Timing</b>	60 days notice
<b>Sale Price</b>	<del>\$227,525</del> <b>\$211,600</b>
<b>OA</b>	\$497/Month
<b>Estimated Taxes</b>	\$7,090.95
<b>Zoning</b>	RM-2
<b>Parking</b>	Ample surface

 Quiet professional office building	 On-site parking	 Near Table Mesa shops & restaurants
 Near bike path	 On bus route	 Spacious room

FOR  
MORE  
INFORMATION



**Jason Kruse, CCIM**  
Principal/Managing Broker  
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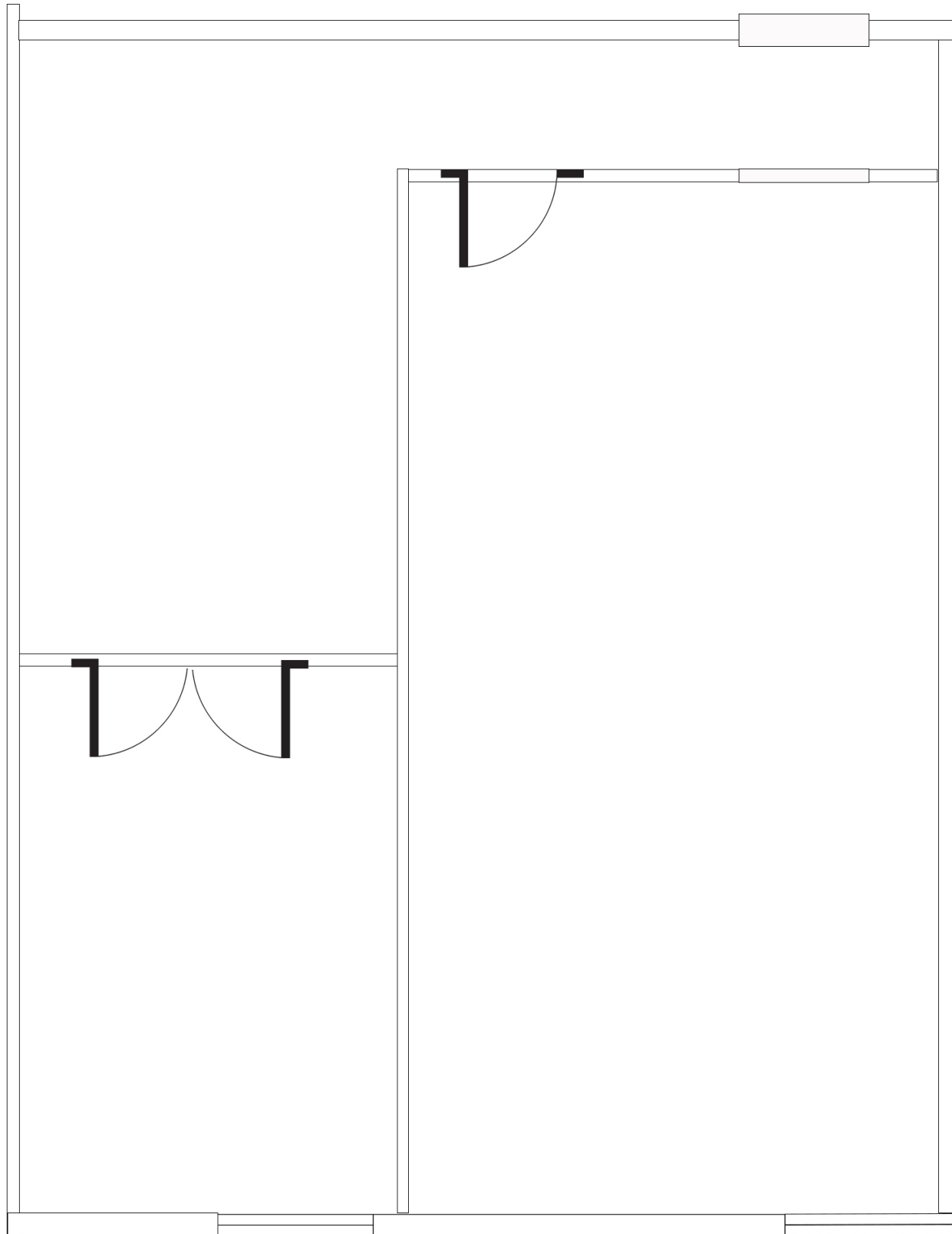
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# OFFICE/MEDICAL SPACE FOR SALE

4150 Darley Avenue, Suite 9, Boulder, CO 80305



## FLOOR PLAN - SUITE 9

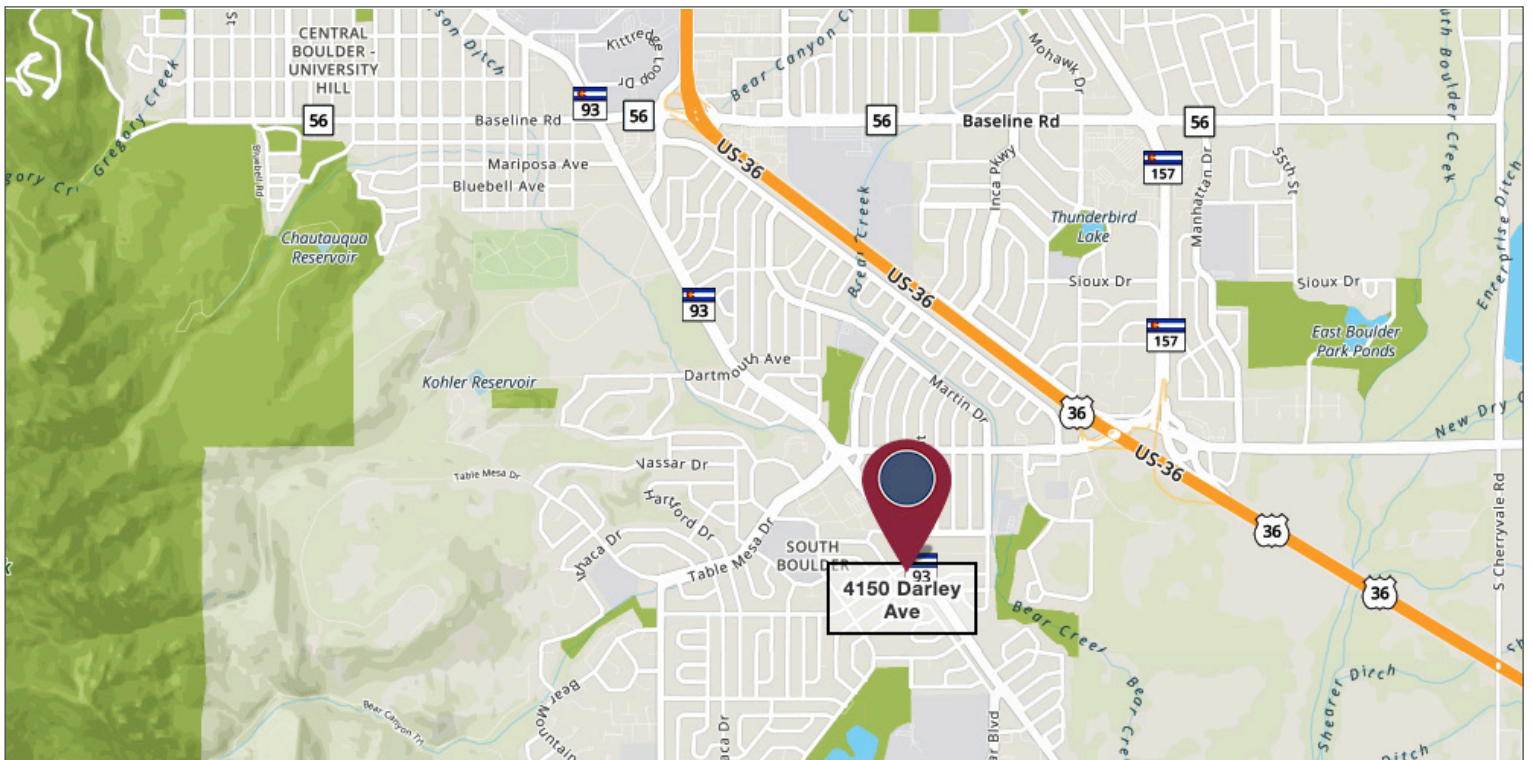


For a complete disclaimer, please see page one of this brochure.



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