



1737 15th Street

Boulder, CO

Downtown Boulder Retail / Office for Sale with 2nd Floor Office for Lease

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Property Info & Gallery

View Map

For Sale	7,758 sq. ft.
For Lease Suite 200	1,346 - 3,825 sq. ft.
Sale Price	\$4,499,640 (\$580 / sq. ft.)
Lease Rate / sq. ft.	\$24.00 NNN
Expenses / sq. ft.	\$15.46*

**Not Including Utilities*

- Classic Downtown Boulder Retail & Office Building for Sale with Exposed Brick, Beautiful Wood Timbers & High Ceilings
- 2nd Floor Office for Lease with Flexible Demising Options, including Reception, Large Conference Room, 10 Offices, Open Work Area, Balcony & Flatirons Views
- Direct Access to Boulder Creek Path & 2 Blocks from Pearl Street Mall
- Large 0.33 Acre Site in DT-5 Zoning & Separate 338 sq. ft. Storage Building
- 10 On-site Parking Spaces at No Cost (22 Total Spaces for the Building)

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

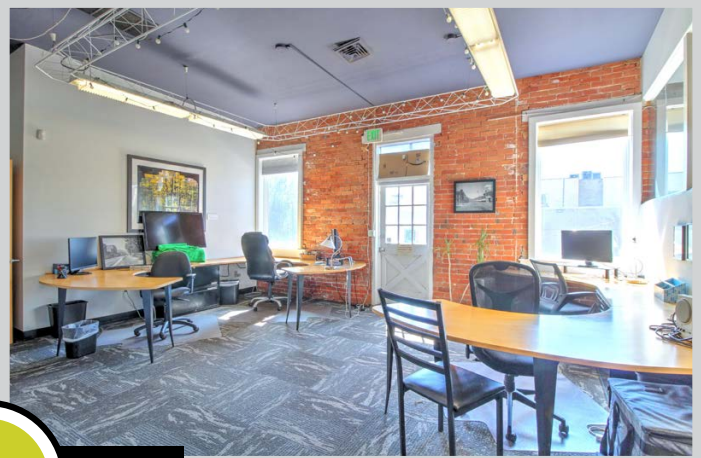
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

Sample Demising Plan with Other Options Available

Full Suite: 3,825 sq. ft.

Sample Demising Option:

- = 2,478 sq. ft.
- = 1,346 sq. ft.



VIDEO **TOUR**

