5330 MANHATTAN CIRCLE, SUITES A&B
BOULDER, COLORADO 80303

www.deancallan.com

DEAN CALLAN & COMPANY INC

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1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OWNER-USER OFFICE CONDOS FOR SALE

5330 Manhattan Circle, Suites A-B, offers 1,713 SF of move-in-ready medical or professional office space in a highly desirable South Boulder location. Zoned BT-1 to accommodate medical use, the property features recently updated interiors, an attractive reception area, abundant natural light, and private restrooms. Exceptional access to US Highway 36 and regional transit makes this an ideal opportunity for owner-users seeking a professional, well-located office condominium.

Call us for more information and to set up a tour.

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& COMPANY INC

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TERMS

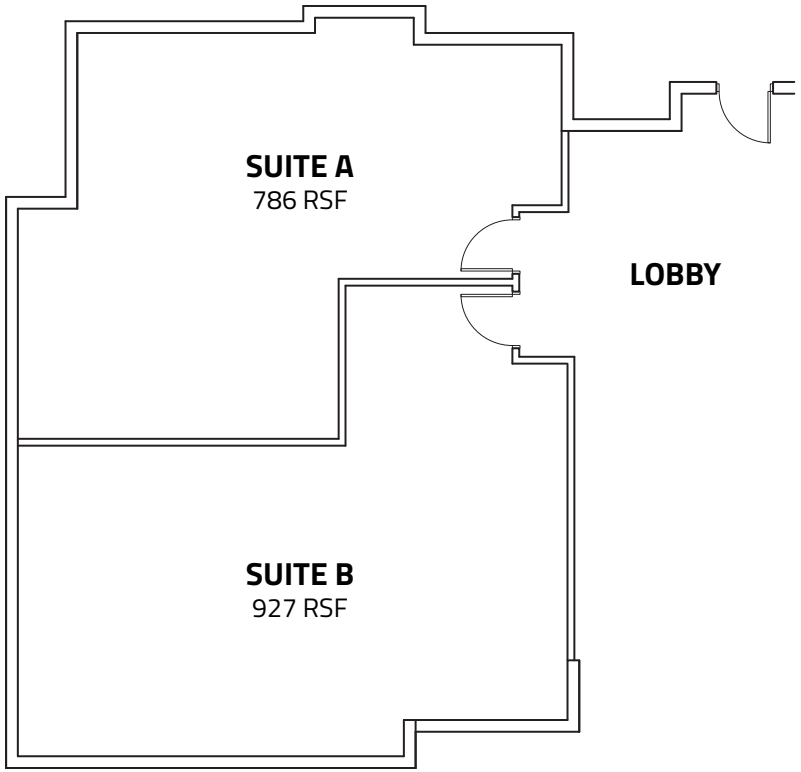
PRICE: $700,000 ($408.64/SF)

Address:	5330 Manhattan Circle, Suites A-B, Boulder, CO 80303
Suite A:	786 SF
Suite B:	927 SF
Total Square Footage:	1,713 SF
Zoning:	BT-1 (Allows Medical Use)
Year Built:	1980

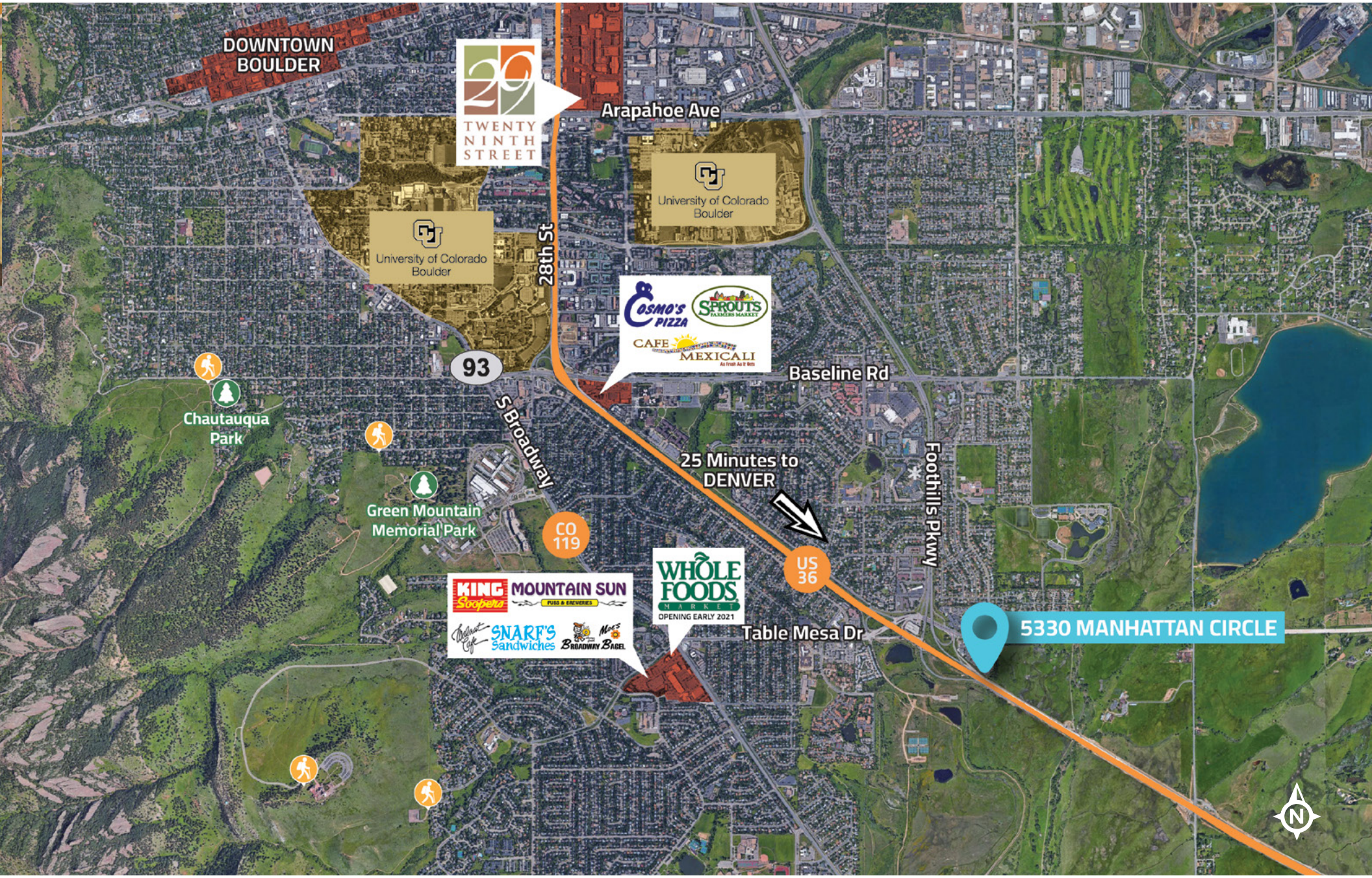
PROPERTY HIGHLIGHTS

- **1,713 SF Office/Medical Condominium** comprised of Suites A (786 SF) and B (927 SF)
- **BT-1 Zoning** allowing a variety of professional and medical office uses
- **Move-In Ready Space** with modern, recently renovated interiors
- **Abundant Natural Light** throughout the premises
- **Professional Reception Area** and efficient office layout
- **Private Restroom** within the suites
- **Ideal Owner-User Opportunity** with flexible occupancy options
- **Prime South Boulder Location** near Table Mesa Drive and Foothills Parkway
- **Excellent Regional Access** to US Highway 36 and the Table Mesa Park-n-Ride
- **Convenient Commute** for employees and clients throughout Boulder County and the Denver Metro Area
- **Established Office Condominium Community**
- **Well-Maintained Building** constructed in 1980

FLOOR PLAN



LOCATION


DOWNTOWN BOULDER
TWENTY NINTH STREET
Arapahoe Ave
University of Colorado Boulder
University of Colorado Boulder
28th St
COSMO'S PIZZA
SPROUTS FARMERS MARKET
CAFE MEXICALI
93
Baseline Rd
Chautauqua Park
S Broadway
25 Minutes to DENVER
Foothills Pkwy
Green Mountain Memorial Park
CO 119
US 36
KING Soopers
MOUNTAIN SUN PUBS & BREWERIES
WHOLE FOODS MARKET
OPENING EARLY 2021
SNARF'S Sandwiches
BROADWAY BAGEL
Table Mesa Dr
5330 MANHATTAN CIRCLE
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