

## Boulder Flex Building for Sale or Lease

4571 N. BROADWAY ST | BOULDER, CO

Size: 15,721 SF

Sale Price: \$4,500,000

Suite 1 Office: 5,411 SF (divisible)

Suite 2 Event Space or Studio: 2,217 SF

Lease Rates: \$20.00/SF NNN



# BOULDER FLEX EFFECT

Welcome to 15,721 SF of versatile flex space on nearly an acre in one of Boulder's most dynamic districts. Whether you're an owner-user looking to plant roots or an investor eyeing income potential, this property offers serious flexibility. The front of the building is ideal for office, coworking, or creative use, while the rear includes three warehouse bays with tenants in place—generating income while you plan your next move. Lease, purchase, or reimagine—it's your call.

## PROPERTY HIGHLIGHTS

- Suite 1 (Office, Co-Working Space)
- Suite 2 (Event, Studio Space) For Lease with liquor license included
- Suites 3 & 4 & 5 are occupied with warehouse and storage tenants.
- Building is sprinkled, has a great mix of spaces for different users, and ample parking



**CLICK HERE**  
Suite 1 virtual tour

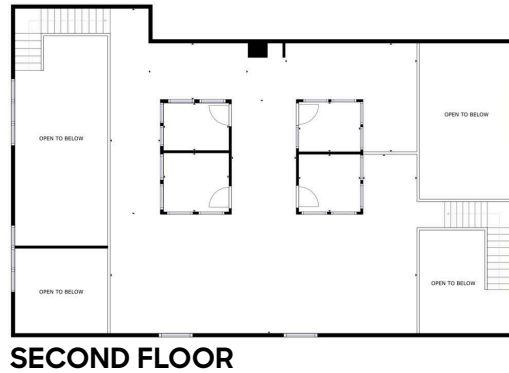
**CLICK HERE**  
Suite 2 virtual tour



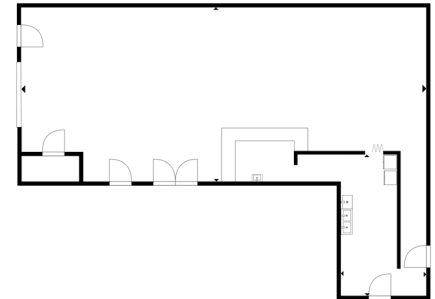
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## SUITE 1 OFFICE / CO-WORKING SPACE

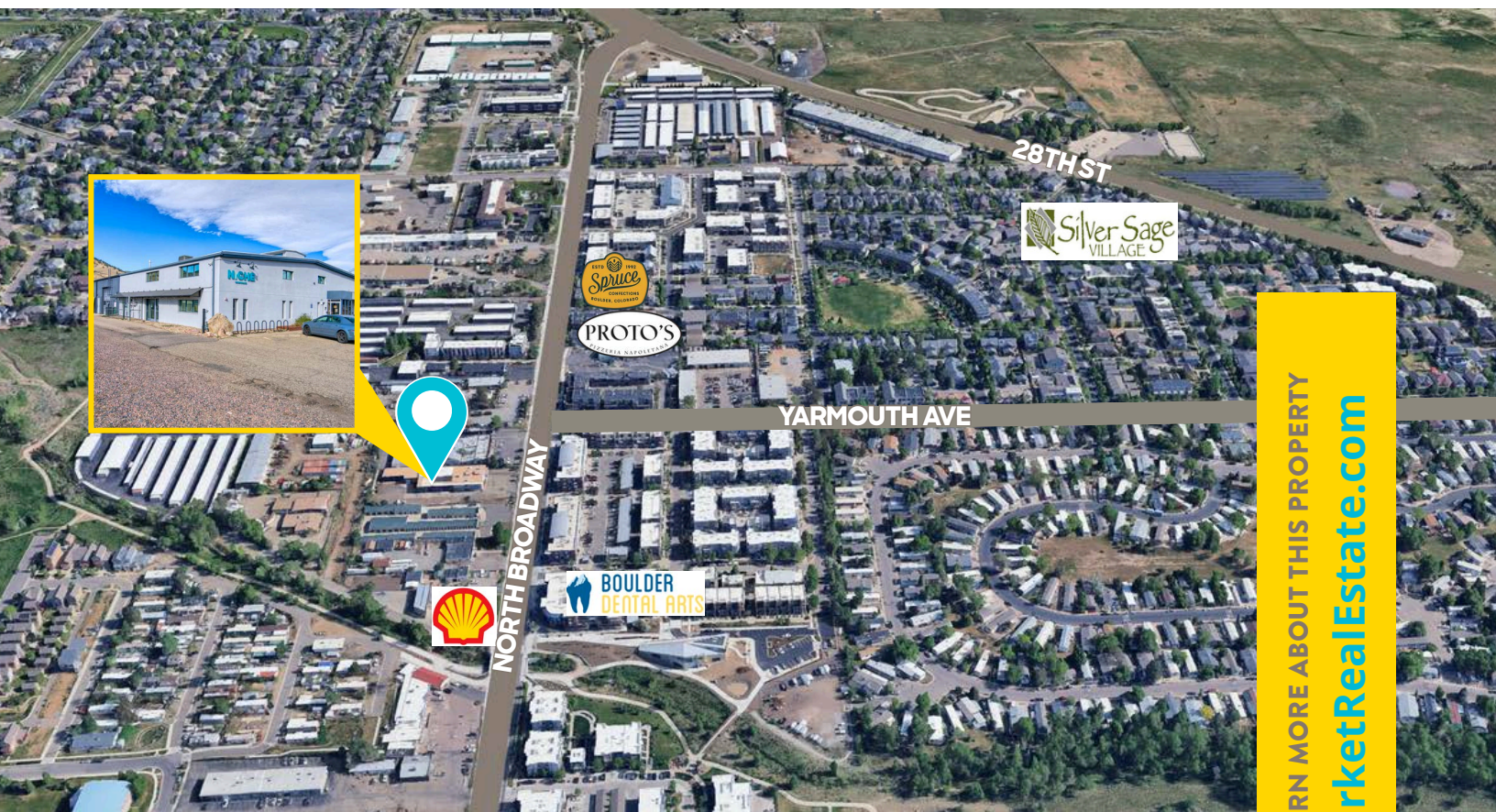


## SUITE 2 EVENT/STUDIO SPACE



**CLICK HERE**  
Suite 1 virtual tour

**CLICK HERE**  
Suite 2 virtual tour



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