

PRICE IMPROVEMENT

CONTEMPORARY OFFICE FOR SALE

5305-A Spine Rd, Boulder, CO 80301

PROPERTY HIGHLIGHTS

This modern office space offers a versatile floorplan that can adapt to various business needs. The current layout includes 9 private offices, an open concept area for collaborative work, and a conference room for meetings. For convenience, the space also features a kitchen, a reception area, and a dedicated room for printers and supplies. The contemporary design of the office promotes productivity and collaboration, making it an ideal workspace for any team.

Suite A	3,856 RSF
Timing	Immediately
Sale Price	\$1,350,000 \$1,150,000 (\$298/SF)
Zoning	IG / PUD
Parking	On-site



Near bike path



On bus route



Near restaurants



Porch with
Foothill views



Flexible
floorplan



On-site parking

FOR
MORE
INFORMATION

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**Colorado
Group**

CONTEMPORARY GUNBARREL OFFICE FOR SALE

5305-A Spine Road, Boulder, CO 80301



PROPERTY PHOTOS



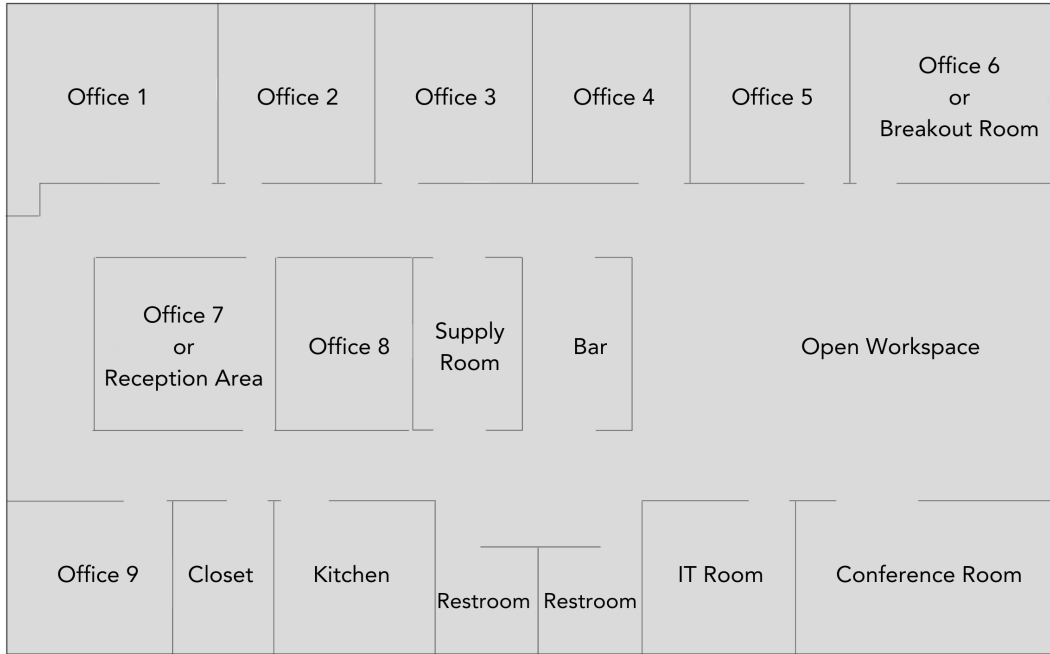
For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION

Map labels: Diagonal Hwy, Spine Rd, Left Hand Cir, Odell Pl., Lookout Rd, Gunpark Dr. W, Gunpark Dr. E, Meadow Creek Apartments, Spine Rd.

Property address: 5305 Spine Rd

Business logos: Finkel & Garf CRAFT BEER, APERITIVO COFFEE *TAPAS* BAR, Bowhaus, DEAN hand-crafted titanium bicycles, ROLL RECOVERY, PROTO'S PIZZERIA NAPOLETANA, KING Scoopers, Raglin MARKET, SNARF'S Sandwiches, BURGER KING, CAFE BLUE AMERICAN GRILL, PREMIER MEMBERS CREDIT UNION, SANCHO'S AUTHENTIC MEXICAN RESTAURANT, YURIHANA SUSHI BAR AND PAN-ASIAN CUISINE, ANYTIME FITNESS, THE RUSTY MELON, Domino's Pizza.

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