



# 2595 Spruce Street

Boulder, CO

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Property Info & Gallery



View Map

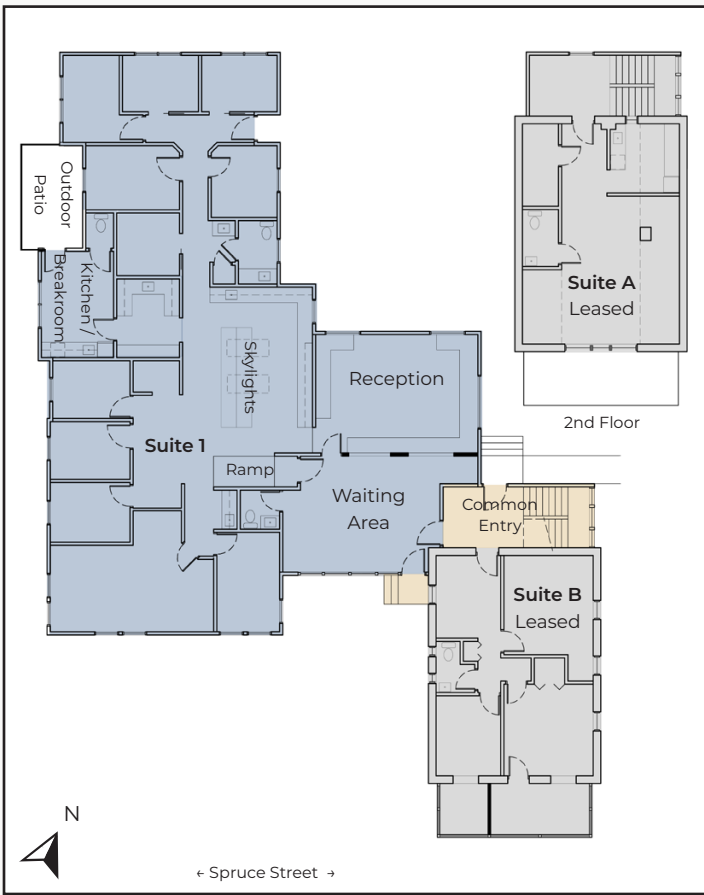
## Superb Central Location with Abundant On-Site Parking

For Sale	4,919 sq. ft.
For Lease	3,156 sq. ft.
Sale Price	\$2,650,000 (\$539 / sq. ft)
Lease Rate / sq. ft.	<del>\$24.00 NNN</del> <b>\$18.00 NNN</b>
Expenses / sq. ft.	\$13.30*

\*Including Utilities & Janitorial

- **Year 1 Introductory Rate of \$18.00 NNN, Year 2 \$24.00 NNN with 5+ Year Lease**
- Professional or Medical Office for Lease or for Sale in Central Boulder with 3,156 sq. ft. Available for Owner User & 1,763 sq. ft. Leased
- Available Space Includes 9 Offices / Exam Rooms, Large Reception Area, Lab / Nurse Stations, Open Work Areas, 2 Large Conference Rooms, Breakroom, Outdoor Patio Area, Skylights & Windows on All Sides
- Two Suites Leased to Physical Therapy & Holistic Healthcare
- [BT-2 Zoning](#) Ideal for Medical, Dental, Office, Personal Services & More
- Convenient Central Boulder Location at the Corner of Spruce St & 26th St
- Generous Parking Ratio of 4:1,000 with 19 Spaces

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



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