

OFFICE CONDO FOR SALE OR LEASE

1517 Easy Rider Ln., Suites 101 & 102, Boulder, CO 80304



PROPERTY HIGHLIGHTS

- Conveniently located in North Boulder near restaurants, coffee shops, NOBO library and many other attractions
- 997 SF office/creative space located on the ground floor and in the Holiday mixed use neighborhood
- Features floor to ceiling windows offering natural light all day, 2 offices, large reception/waiting room, kitchen/storage and 3/4 bathroom
- 1 reserved parking space
- Easy access to 28th St. and Broadway
- Co-listed with Firuzeh Saidi of Compass Colorado, LLC dba Compass

OFFERING SUMMARY

| | |
|---------------|------------------------------|
| Sale Price: | \$425,000.00 |
| Lease Rate: | \$2,184.00 per month (MG) |
| Year Built: | 2004 |
| Available SF: | 977 SF |
| Zoning: | RMX-2 |



TOM BEVANS

Antonoff & Co. Brokerage, Inc.
CO #FA100001145
303.454.5421
tbevans@antonoff.com

FIRUZEH SAIDI

CO #FA.100001698
303.523.9289
firuzeh.saidi@compass.com

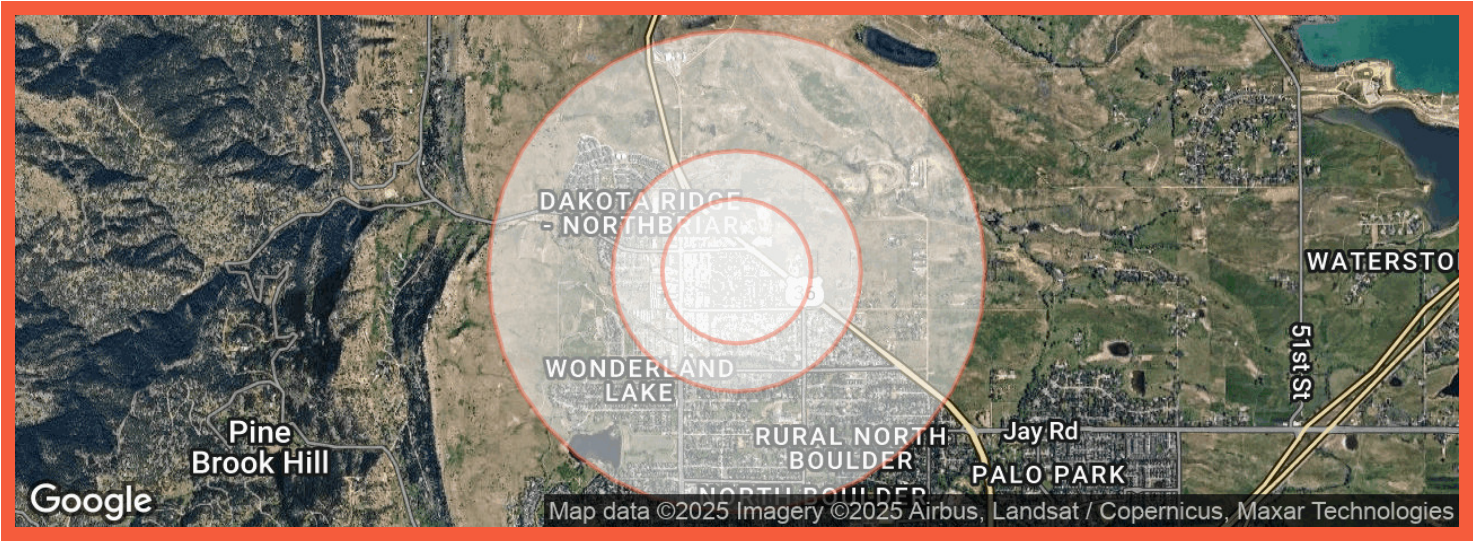
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| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|-----------|-----------|-----------|
| 2024 Total Population | 8,109 | 44,757 | 103,401 |
| 2024 Average Household Income | \$123,937 | \$126,705 | \$112,061 |
| Businesses | 438 | 4,325 | 10,3229 |
| Employees | 2,410 | 29,361 | 111,158 |

TRAFFIC COUNTS

| | |
|---------------------------------|------------|
| Broadway St N of Lee Hill Dr. | 12,711/vpd |
| 28th St. SE of Lee Hill Dr | 10,410/vpd |
| Broadway St. N of Laramie Blvd. | 9,263/vpd |

* Demographics provided by CoStar

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