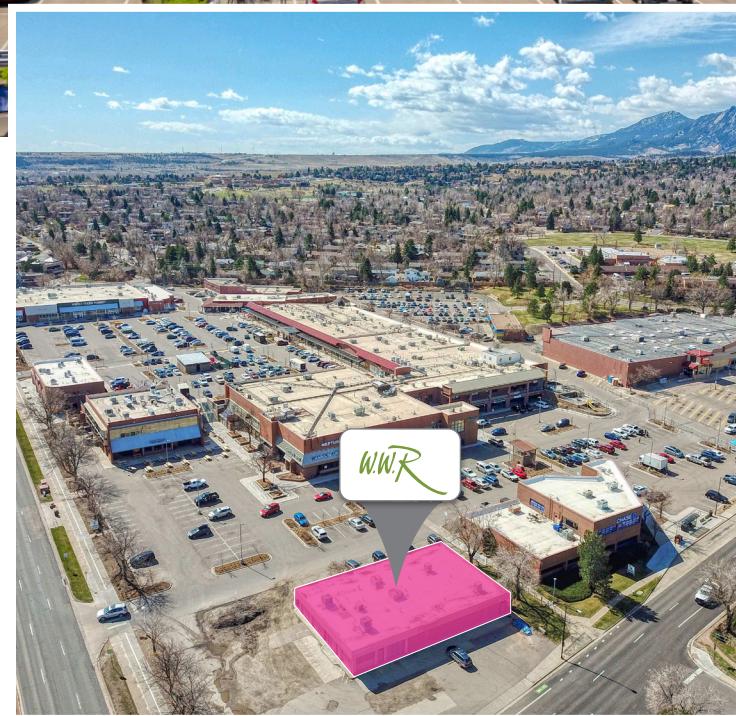


SOUTH BOULDER RETAIL SPACE FOR LEASE

601 South Broadway, Boulder, CO 80305

TABLE MESA SHOPPING CENTER



ABOUT THE CENTER

As one of South Boulder's most visited retail centers, Table Mesa Shopping Center is packed with a wide variety of restaurants, grocery, and specialty retail. Tenants benefit from heavy daily foot traffic, excellent visibility, Flatiron views, and ample parking year round.

- 4,990 SF freestanding retail space available for lease in Table Mesa Shopping Center
- Divisible to approximately 1,500 SF
- Fantastic visibility and location at the forefront of the shopping center
- Ample, free parking

CHAD HENRY

chenry@wwreynolds.com

DREW WEIMAN

drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

P. 303-442-8687

www.wwreynolds.com

601 SOUTH BROADWAY, BOULDER, CO 80305

DETAILS



SIZE
4,990 SF



RENT
Negotiable



AVAILABLE
1/1/2025



OP EX
\$9.17 / SF
(including utilities)

SPACE NOTES

Located at the forefront of Table Mesa Shopping Center is 601 South Broadway, a freestanding retail building consisting of approximately 4,990 SF. Lease this building in its entirety or this space can be easily demised into two retail spaces supplying both service providers with great frontage & visibility off the busy corner of Table Mesa Drive & Broadway.



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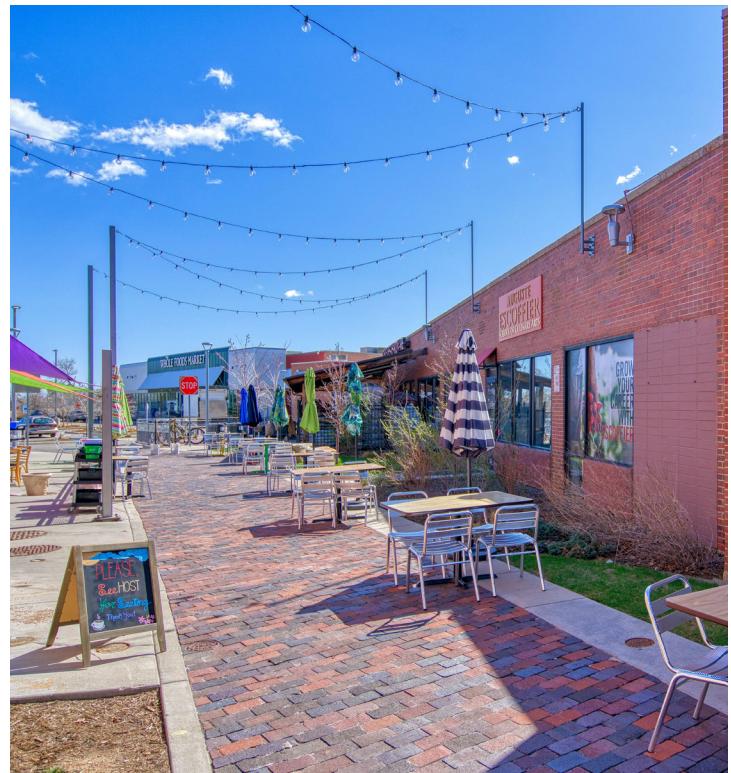
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CENTER PHOTOS

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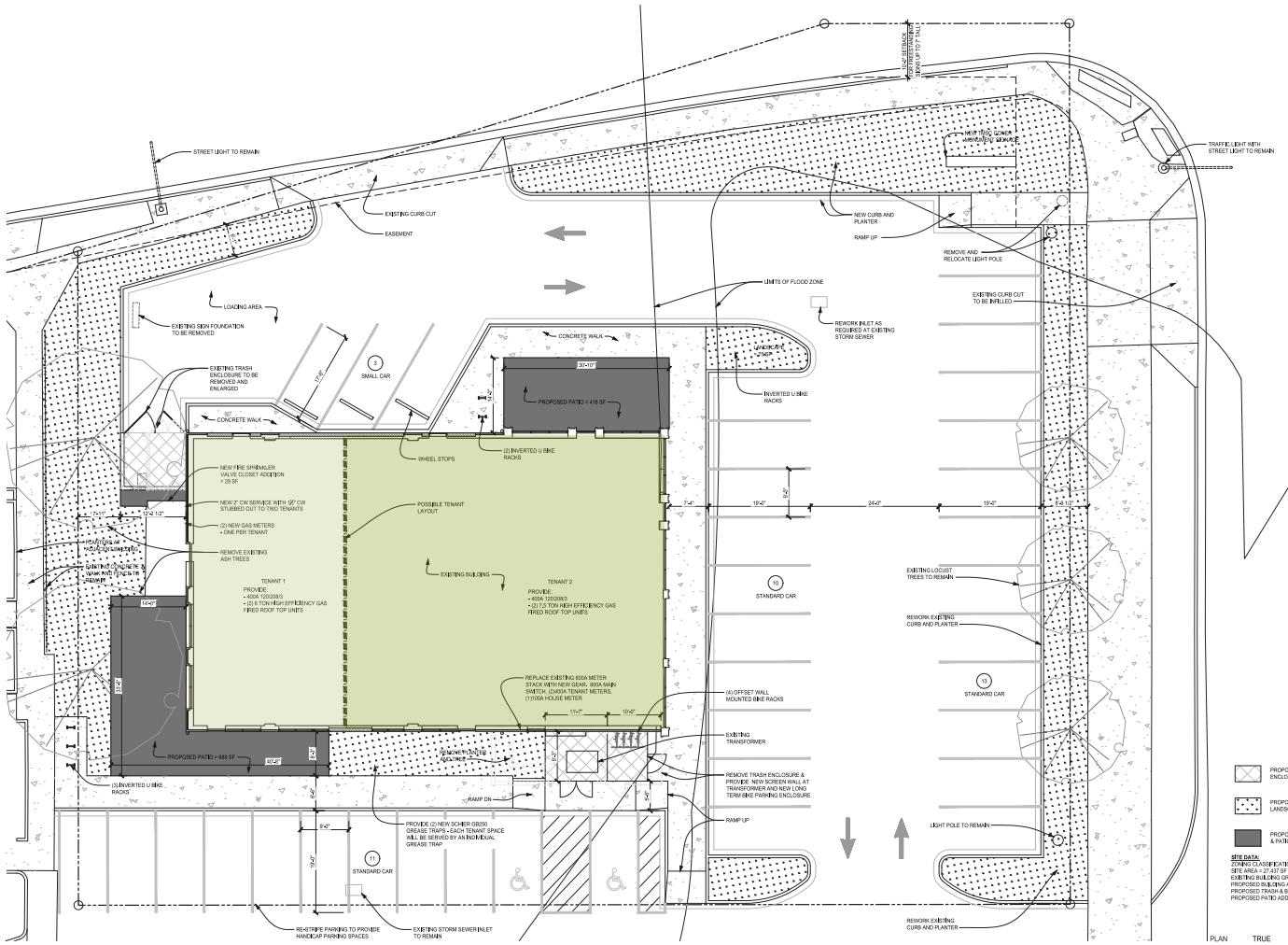
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601 SOUTH BROADWAY, BOULDER, CO 80305

FLOOR PLAN

THE
W.W. Reynolds
COMPANIES



SIZE
4,990 SF



RENT Negotiable



AVAILABLE 1/1/2025



OP EX
\$9.17 / SF
(including utilities)

ADDITIONAL NOTES

This freestanding retail building measures in just at 4,990 square feet and can be easily demised into two smaller retail suites. With many demising options available, including one option for a smaller retail space consisting of approximately 1,500 & 3,500 SF respectively.

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TABLE MESA CENTER

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LOCATION NOTES:

South Boulder's premiere retail shopping center is home to a wide variety of shopping, grocery, specialty retail and restaurants. Well situated on the signalized corner of Broadway & Table Mesa Drive providing high traffic and pedestrian counts as well as excellent visibility.

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