



**AVAILABLE  
NOW**

**MAIN  
STREET  
NORTH  
OFFICE  
SPACE**

**1265  
YELLOW  
PINE AVE  
UNIT 1**

**THE HIP HOLIDAY NEIGHBORHOOD:  
A Vibrant, Mixed-Use Community**

**OFFERED AT  
\$26.50/SQ FT RENT  
\$12.54/SQ FT NNN**

**A NEW URBAN EXPERIENCE**

Main Street North in the Holiday Neighborhood is a thoughtfully designed, mixed-use community that caters to small businesses, artisans, and entrepreneurs by providing versatile workspaces, while offering diverse housing options for a variety of household types. Here you'll discover a vibrant lifestyle enriched by upscale restaurants and shops coupled with an eclectic community ideally situated off Broadway in North Boulder.



**OFFICE SPACE FEATURES**

- 2457 square feet
- 6 Private Offices
- 1 Conference Room
- 6 Parking Spaces
- Opens to Courtyard
- High Ceilings
- Large Windows
- Welcoming Reception

**YOUR NEIGHBORS**

- Spruce Confections
- Proto's Pizza
- Iron Works Fitness
- Studio 7 Salon



**PROPERTY LOCATION**

1265 Yellow Pine Ave Boulder, CO 80304



**CALL CORY ROBINSON**

303-464-3903