



**4520 Broadway**

Unit C-4C, Boulder, CO

## Adorable North Boulder Retail / Office Unit for Sale or Lease

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**Property Info & Gallery**

**View Map**

Available Space	1,003 sq. ft.
Sale Price	\$626,875 (\$625 / sq. ft.)
Lease Rate / sq. ft.	\$25.00 NNN <b>\$19.00 NNN</b>
Expenses / sq. ft.	\$20.52*

*\*Not Including Utilities*

- **Introductory Lease Rate: Only \$19.00 NNN for the First Year!**
- Incredible Opportunity to Purchase or Lease a Small Commercial Unit in Vibrant Uptown Broadway
- Currently an Art Studio & Gallery, & Previously Medical Office with Gorgeous Light-Filled Reception / Gallery Area, a Double Sized Studio or Conference Space, One Large Office & One Small Office, Breakroom & Restroom
- Excellent Signage Opportunity & Amazing Visibility Directly on Broadway
- West-Facing with Parking Directly in Front of the Unit, & Additional Parking behind the Building

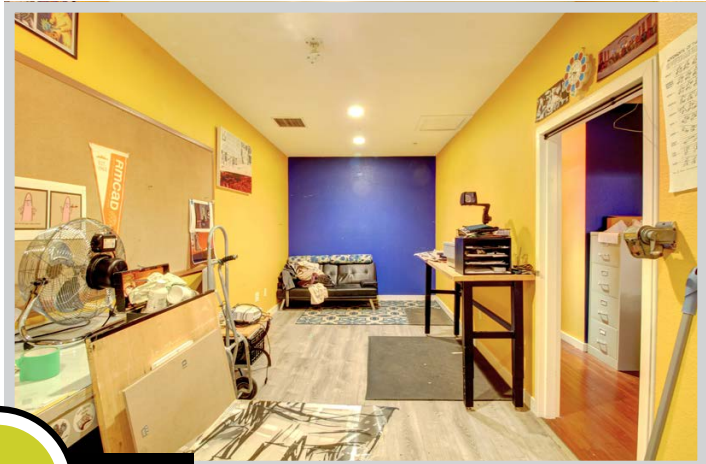
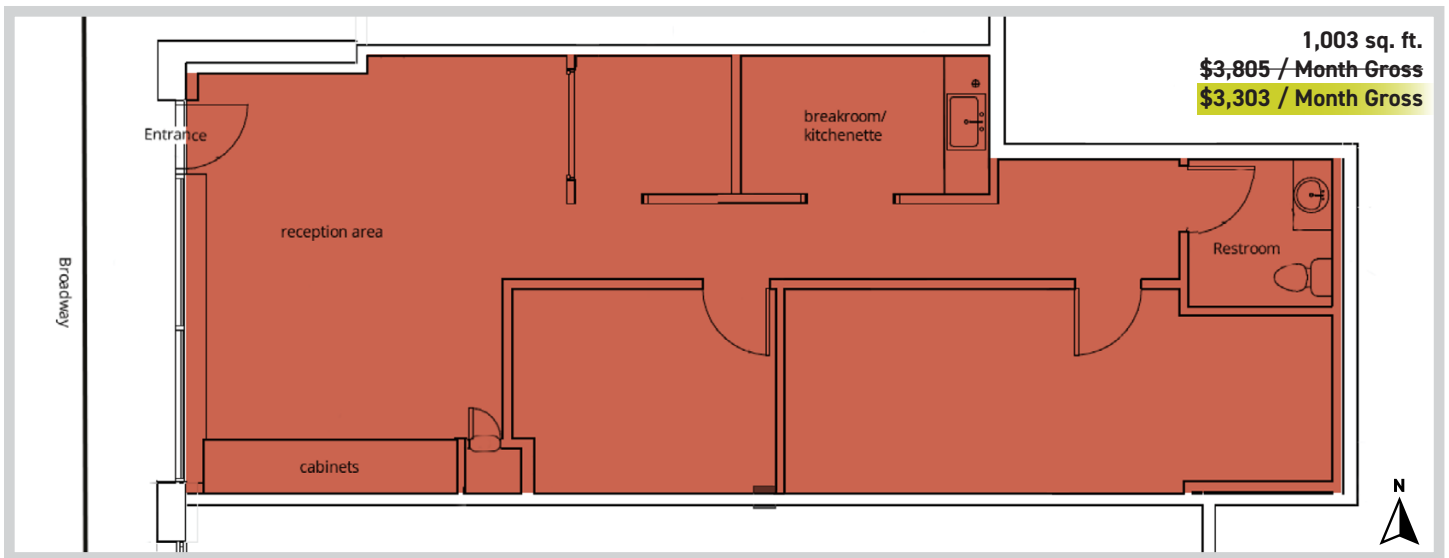
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**2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040**

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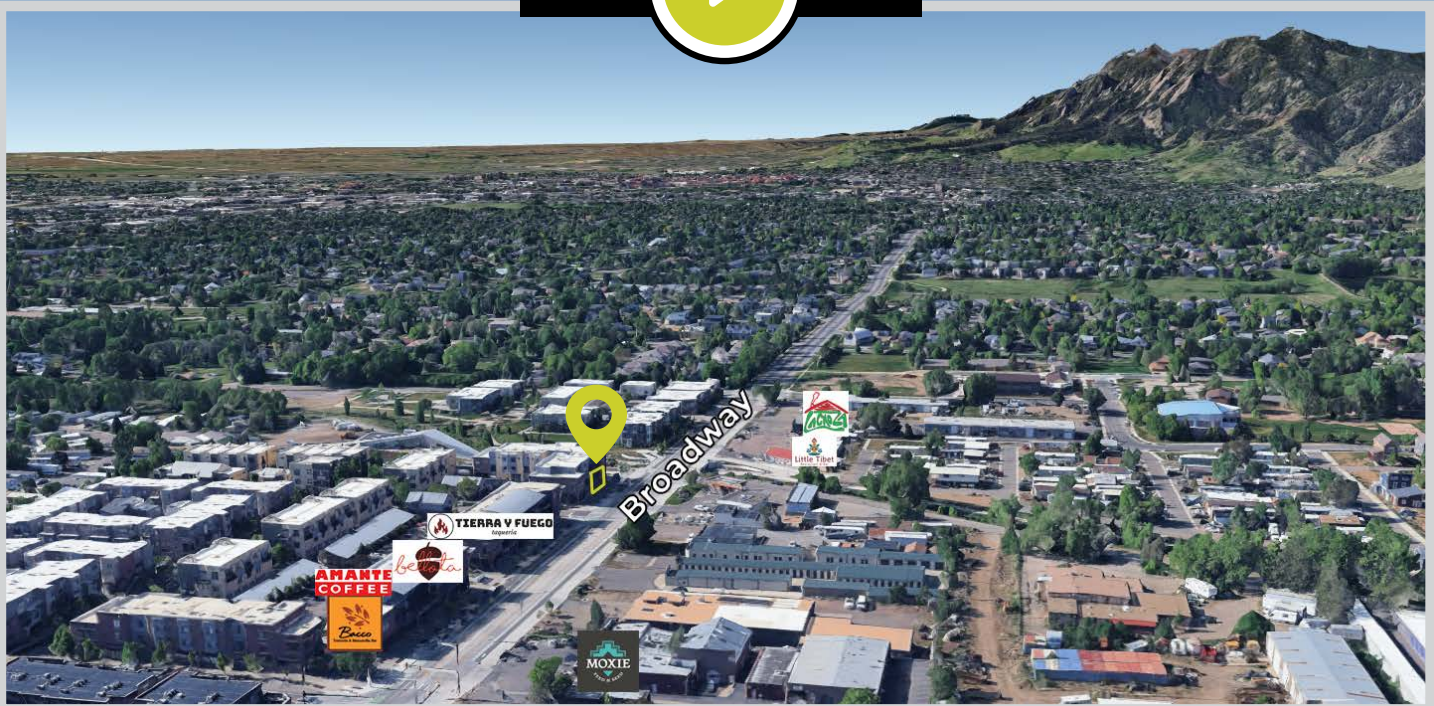




VIDEO



TOUR



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