



# DENTAL/OFFICE OR RETAIL SPACE IN NIWOT FOR LEASE

136 2nd Ave, Niwot, CO, 80503

**Positioned in the heart of downtown Niwot,** 136 2nd Ave, Unit A, offers a rare opportunity to lease a fully built-out general dental office in one of Boulder County’s most charming and established communities. Located along Niwot’s vibrant main street corridor, the property benefits from strong local foot traffic, excellent street visibility, and convenient access for patients throughout the surrounding neighborhoods. The space may also lend itself to select retail or service-oriented uses.

### FEATURE HIGHLIGHTS

- Building Signage
- Clean
- Foot Traffic
- Easy Access
- Visibility/Location
- Parking

### PROPERTY OVERVIEW

<b>UNIT A</b>	2,812 RSF*
<b>LEASE RATE</b>	\$27.50/RSF NNN
<b>EXPENSES (EST)</b>	\$13.00/RSF
<b>DATE AVAILABLE</b>	9/1/26
<b>PARKING</b>	15 on-site spaces
<b>ZONING</b>	NRCD1 (Niwot Rural Community District 1)**

\*Source - Landlord  
\*\*Per assessor's website

### FOR MORE INFORMATION:



**Liz Amaro Nyiri**  
Commercial Broker Associate  
303.449.2131 ext 136  
[liz@coloradogroup.com](mailto:liz@coloradogroup.com)

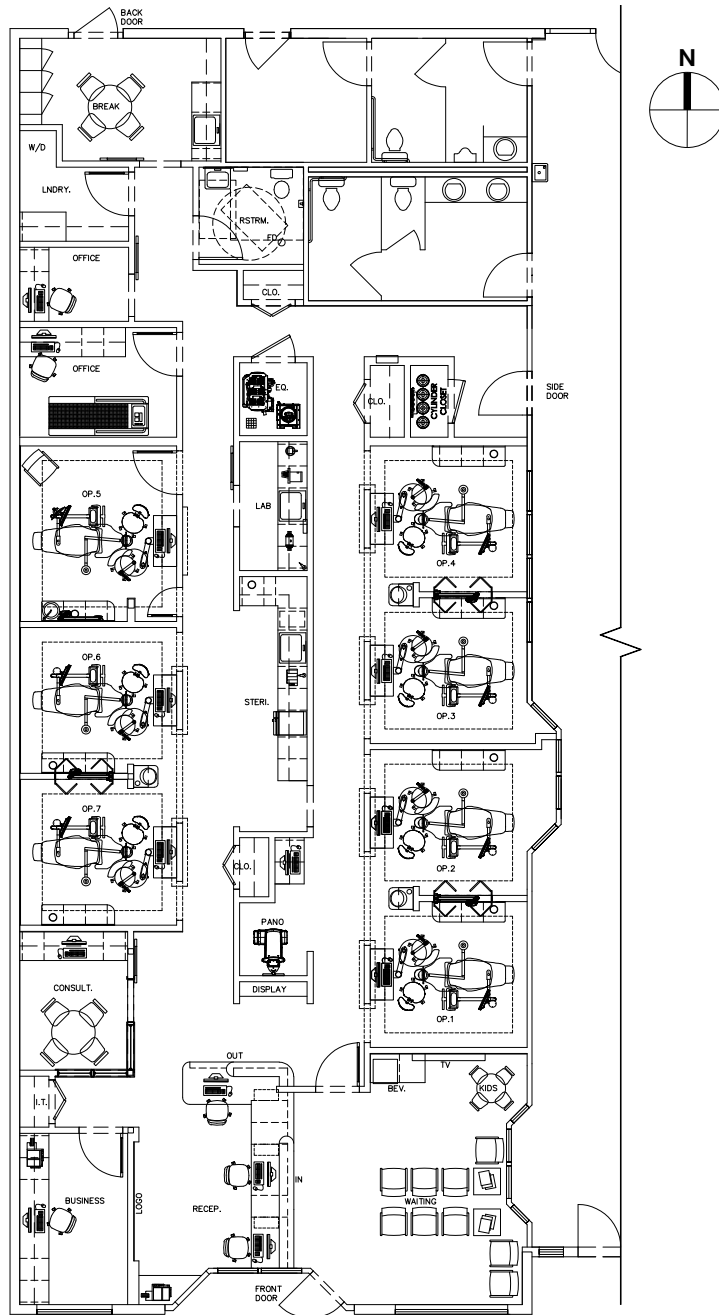
**Scott Crabtree**  
MBA LEED®AP  
Senior Commercial Broker  
303.449.2131 ext 125  
[crabtree@coloradogroup.com](mailto:crabtree@coloradogroup.com)

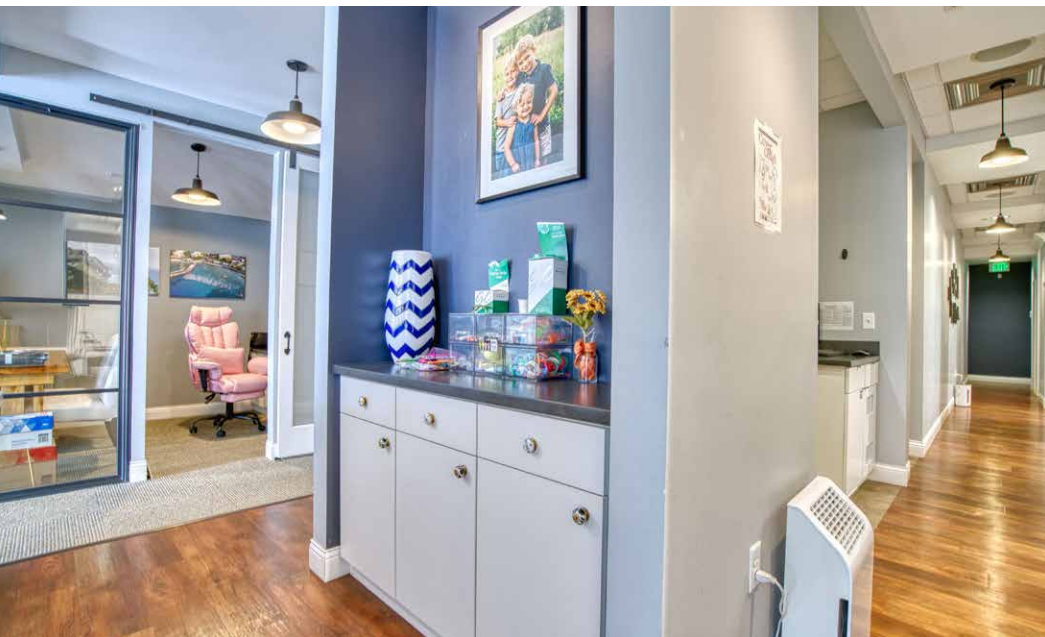


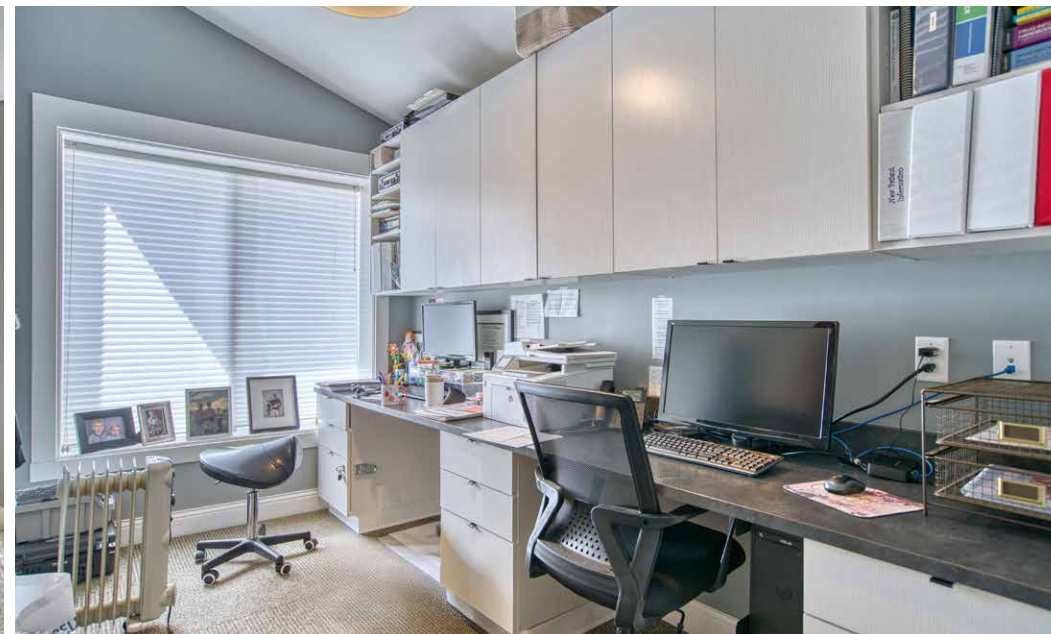
This thoughtfully designed general dentistry buildout is configured for efficient daily operations and optimal patient flow. Surrounded by established local businesses and residential neighborhoods, Unit A offers a strategic opportunity for a dentist or medical user seeking to establish or expand their practice in a highly desirable and community-oriented setting.

- Desirable, community oriented area
- Great visibility
- Local foot traffic

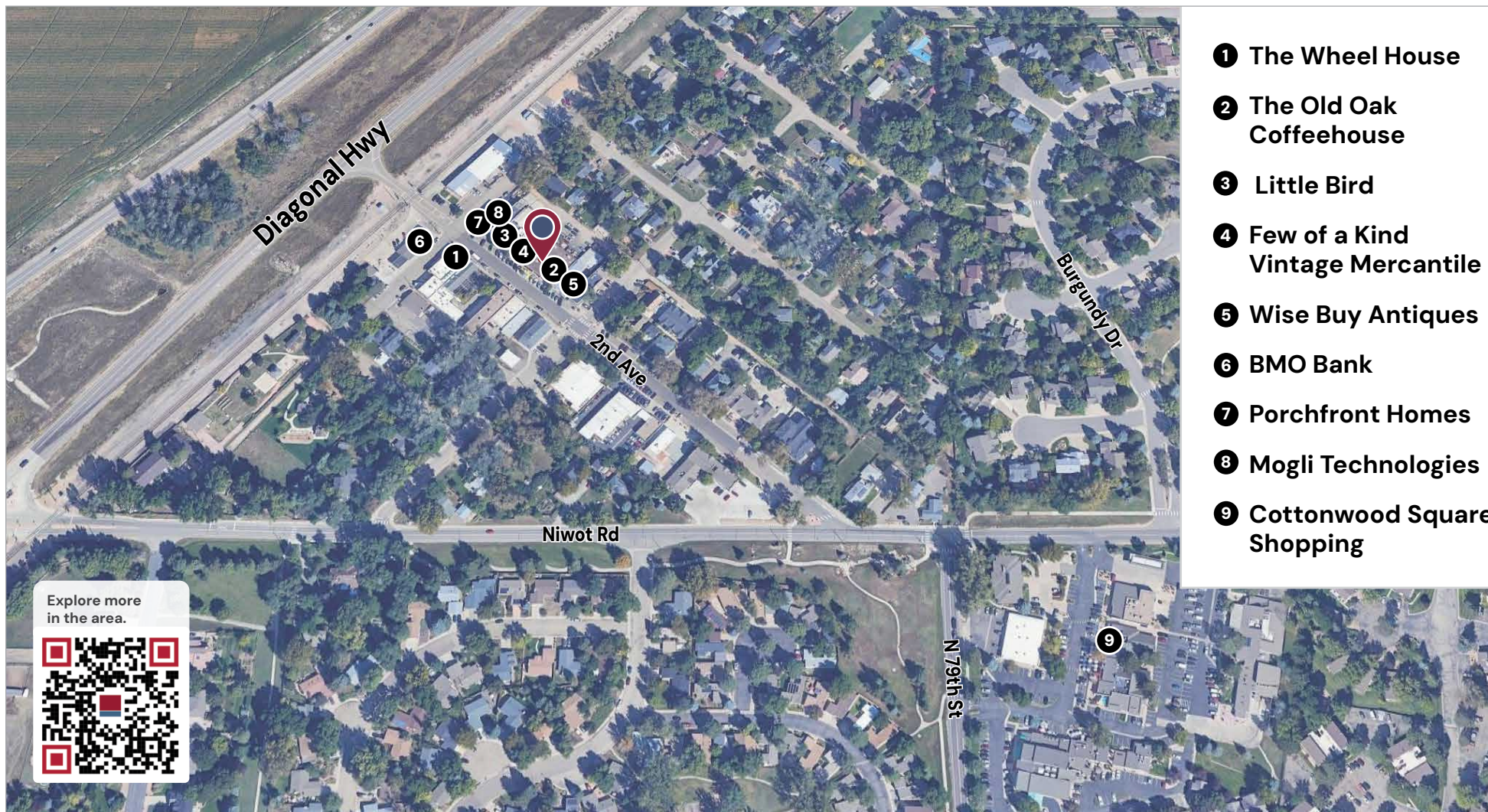
FLOOR PLANS







PROPERTY LOCATION



- 1 The Wheel House
- 2 The Old Oak Coffeehouse
- 3 Little Bird
- 4 Few of a Kind Vintage Mercantile
- 5 Wise Buy Antiques
- 6 BMO Bank
- 7 Porchfront Homes
- 8 Mogli Technologies
- 9 Cottonwood Square Shopping

Explore more in the area.