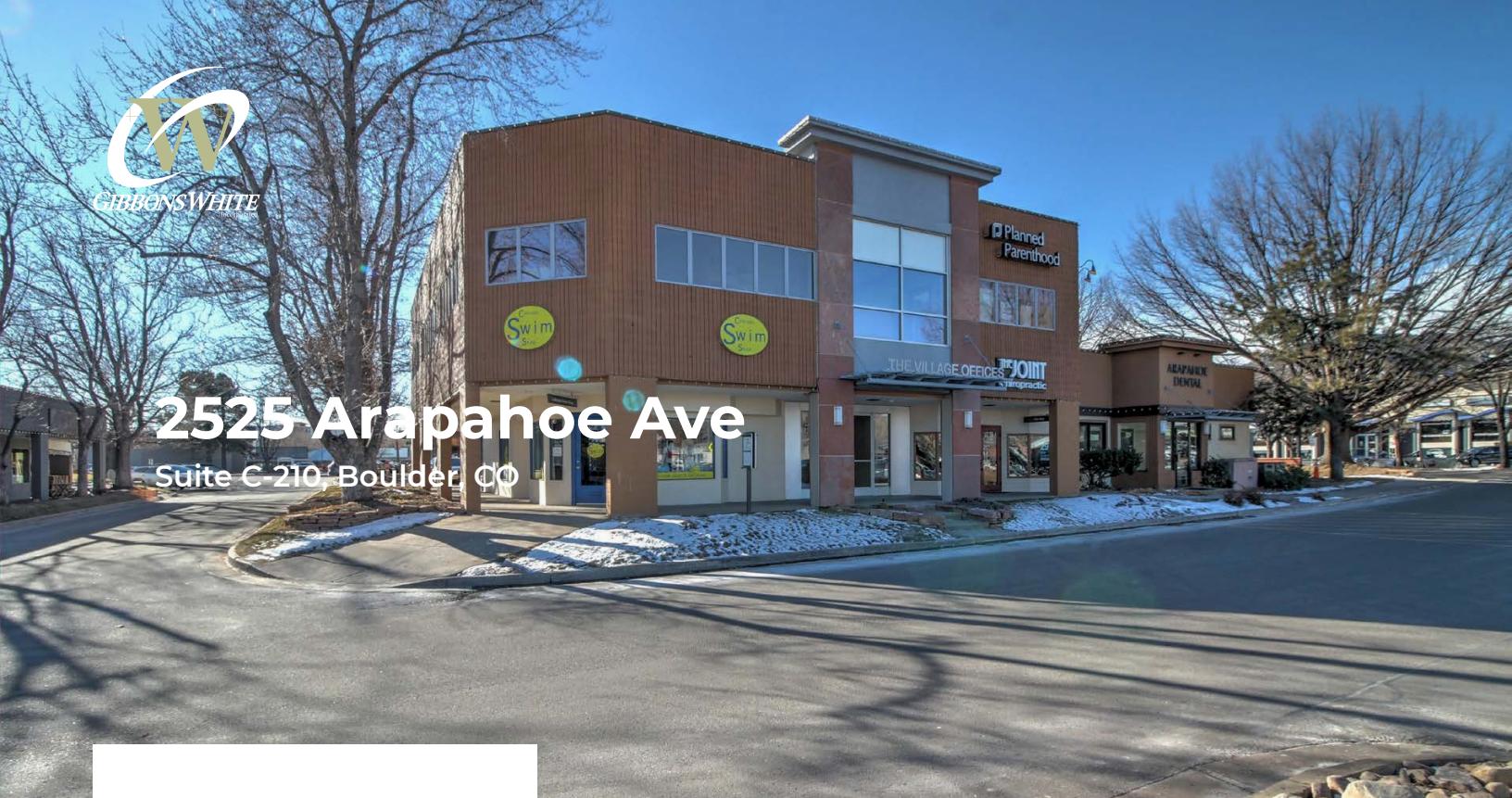




2525 Arapahoe Ave

Suite C-210, Boulder, CO



Gregory Glass, MBA

greg@gibbonswhite.com
(303) 586-5927

Michael-Ryan McCarty

mccarty@gibbonswhite.com
(303) 586-5939

Angela Topel

angela@gibbonswhite.com
(303) 586-5921

Patrick Weeks

patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com



Property Info & Gallery



View Map

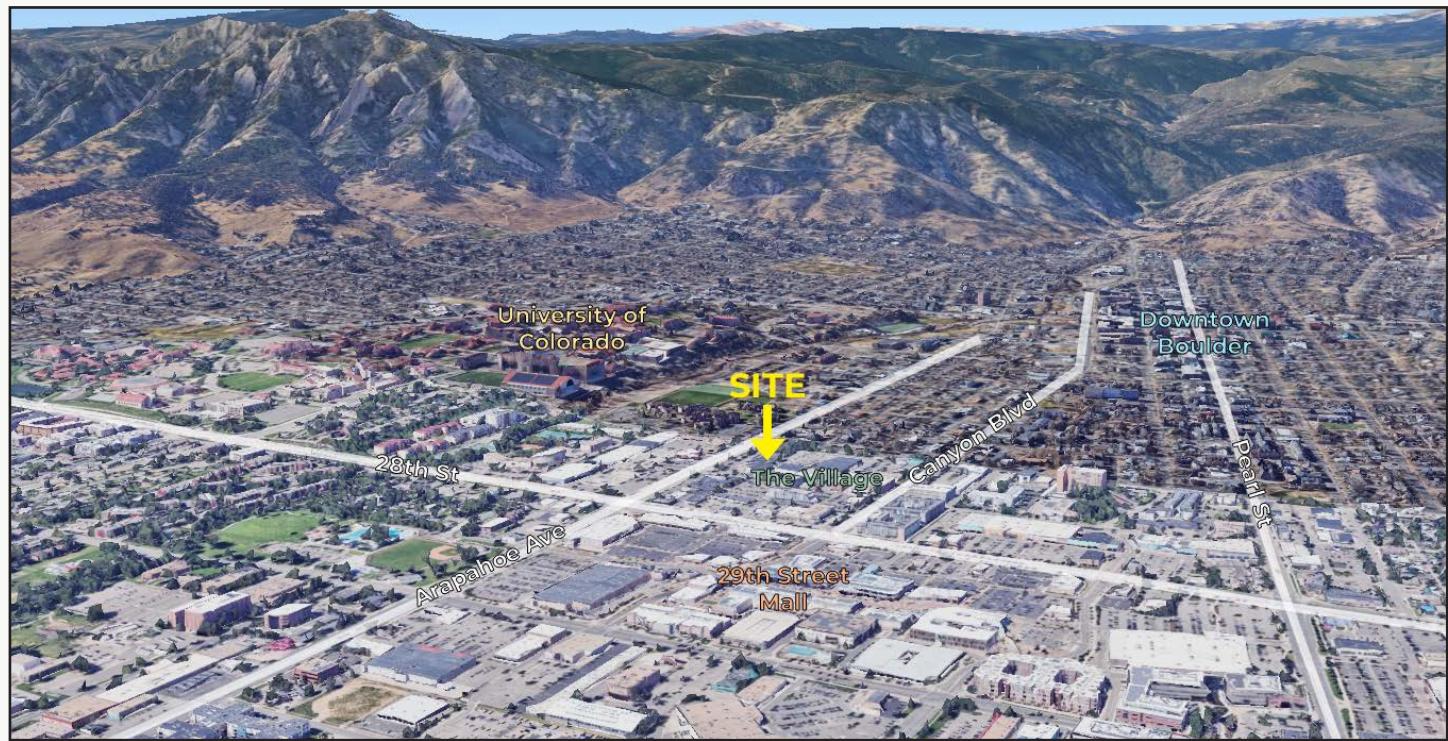
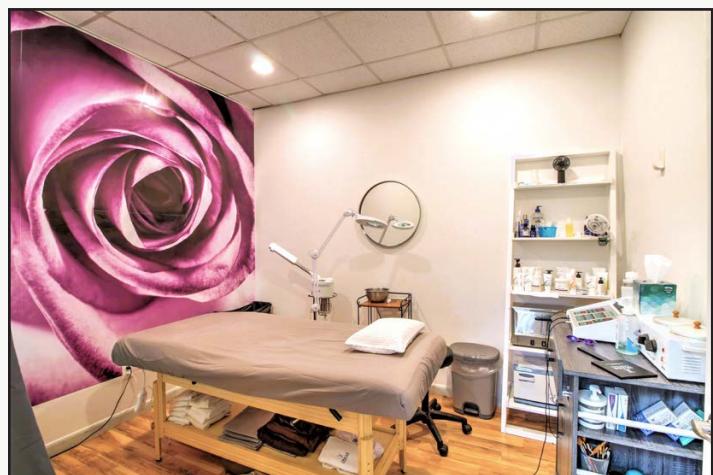
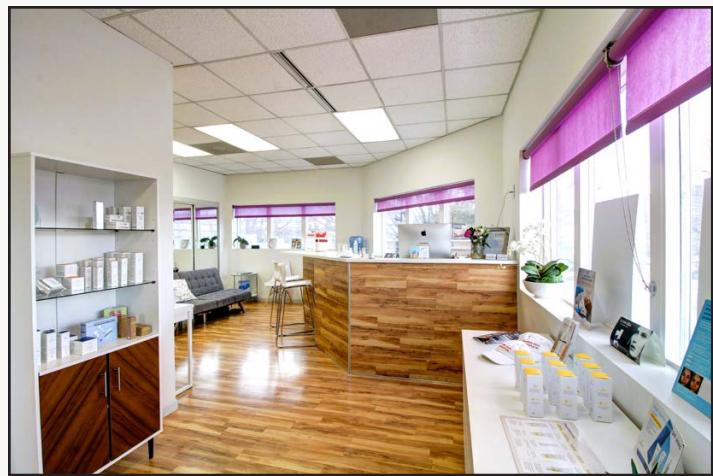
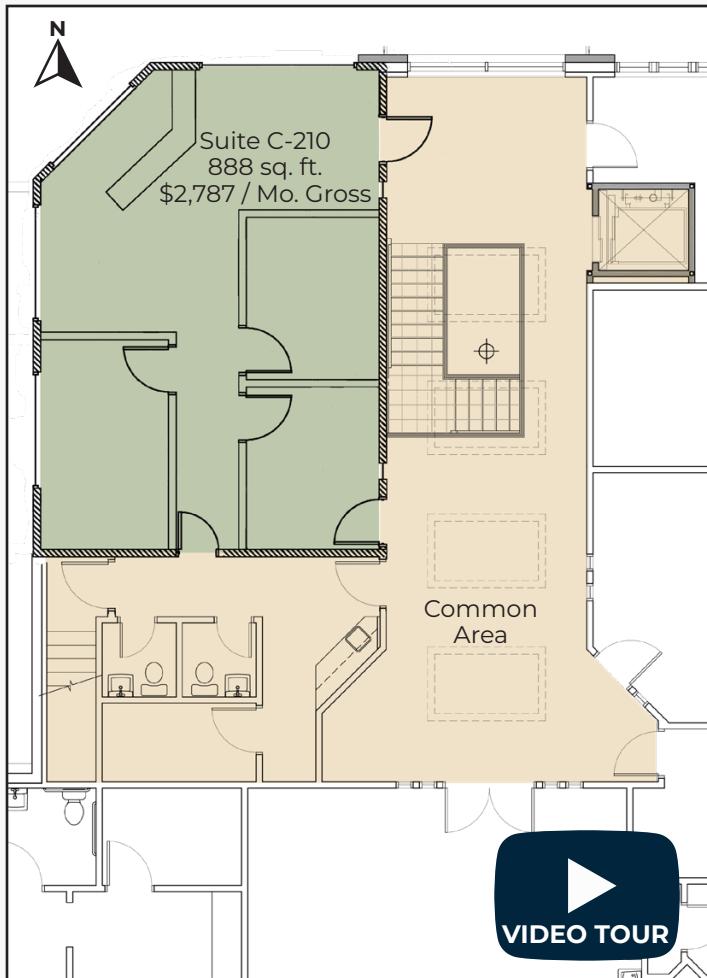
Central Boulder Retail / Office Gem for Sublease

Available Space	888 sq. ft.
Lease Rate / sq. ft.	\$19.99 NNN
Expenses / sq. ft.	\$17.67*
Date Available	April 1, 2024

*Including Utilities

- Ultra Efficient Suite with Newer Finishes including 3 Offices / Treatment Rooms, Built-In Reception / Waiting Area, Shared Kitchenette & 2 Restrooms
- 2nd Floor Corner Suite with Elevator Service, Fabulous Natural Light & Views
- High Traffic Retail Center Anchored by McGuckin Hardware, Sprouts Farmers Market & Epic Mountain Gear
- Direct Exposure to Folsom St with Traffic Counts of Nearly 18,000 VPD (Source: CoStar 2022)
- Outstanding Opportunity for Retail, Personal Services, Medical or Office Uses
- Hundreds of Free Parking Spaces
- Sublease Through July 2025 with Longer Direct Term Available

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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