

### **PROPERTY HIGHLIGHTS**

We heard you were looking for open-plan office space with great parking, near Pearl Street, and a variety of North Boulder amenities. Well-suited for any professional office use, massage, chiropractic, or art studio. Suite 300 also includes a kitchenette and a private restroom. Abundant natural light with south-facing windows and a deck with Flatirons views. Within walking distance of the Ideal Broadway Shops offering casual dining, coffee/tea, and grocery options. Or head down to Pearl Street a few blocks away for more shopping and dining opportunities. Utilities included, tenant pays for internet and janitorial.

Lease Rate \$1,595/month MG Utilities included  Parking Ample On-Site Free	Suite 300	1,016 RSF
Parking Ample On-Site Free	Lease Rate	• •
	Parking	Ample On-Site Free
Availability Immediate	Availability	Immediate
<b>Elevator</b> None	Elevator	None



FOR MORE INFORMATION













#### Karla Brown

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# OFFICE SPACE IN BOULDER FOR LEASE

2430 N Broadway, Boulder, CO 80304



### PROPERTY **PHOTOS**

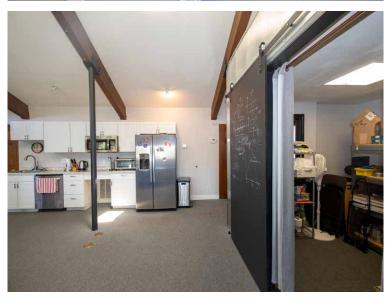












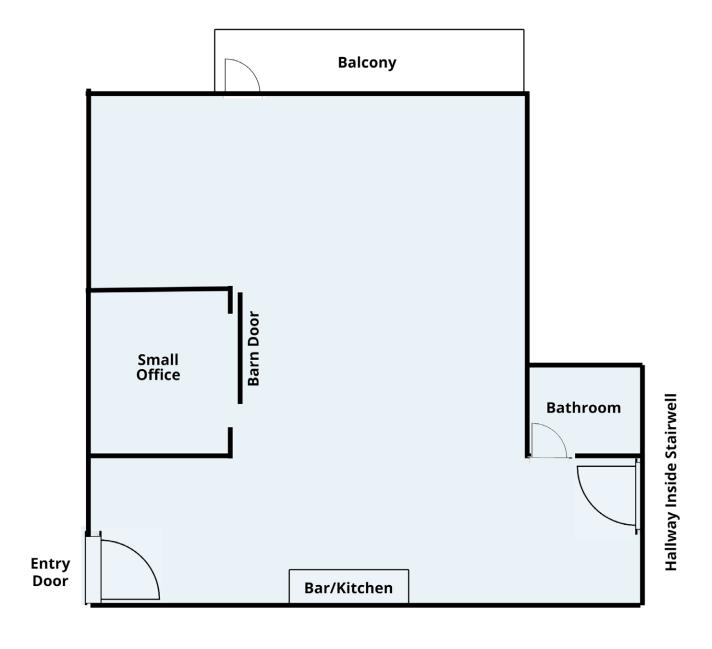
For a complete disclaimer, please see page one of this brochure.

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### PROPERTY FLOOR PLAN - SUITE 300



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### PROPERTY LOCATION

