 **2935 Baseline Road**  
Boulder, CO

## Central South Boulder Office Space for Lease

**Michael-Ryan McCarty**  
mccarty@gibbonswhite.com  
(303) 586-5939

**Patrick Weeks**  
patrick@gibbonswhite.com  
(303) 586-5935

www.gibbonswhite.com

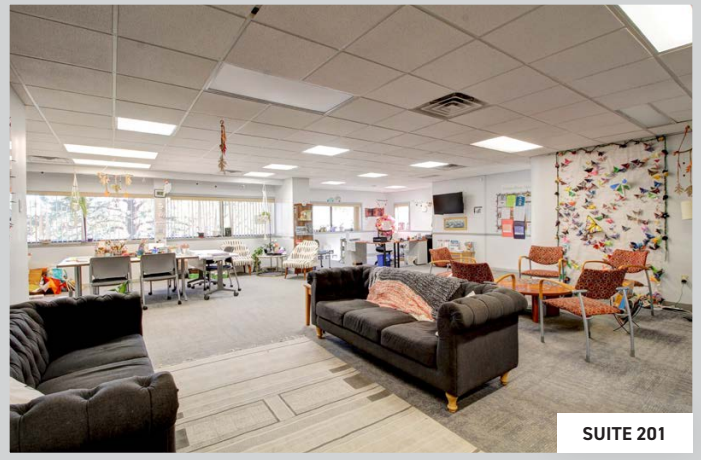
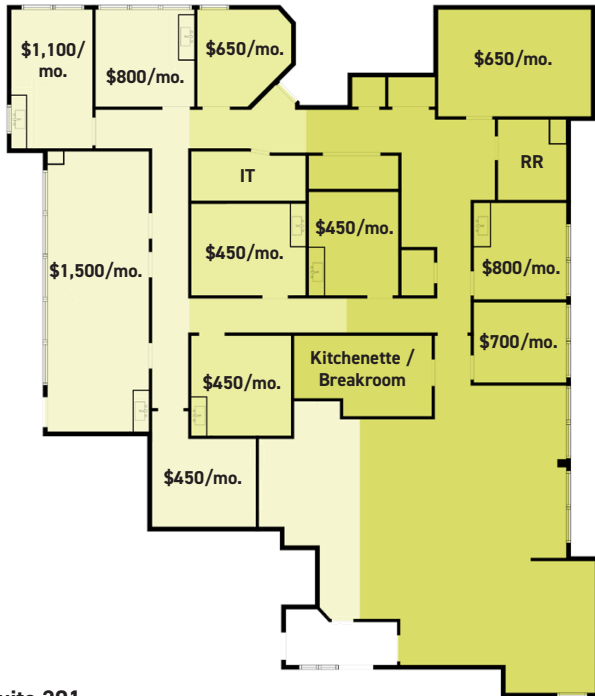
[Property Info & Gallery](#)

[View Map](#)

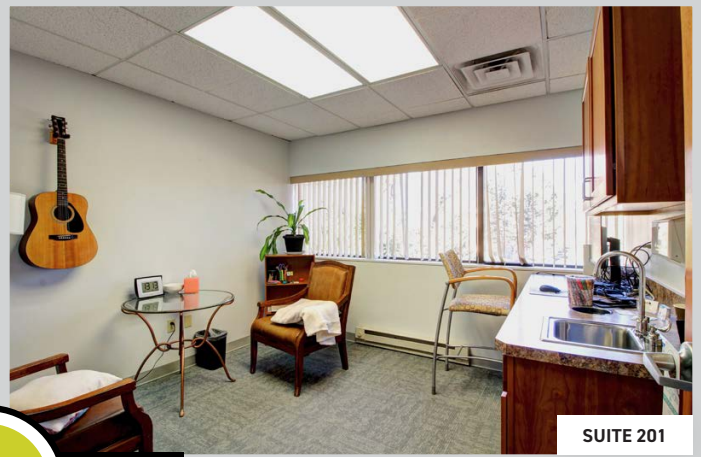
Suite 201	1,000 - 4,023 sq. ft.
Individual Offices	\$450 - \$1,500 /Month Gross
Lease Rate / sq. ft.	<b>\$7.50 NNN</b>
Expenses / sq. ft.	\$18.76*

*\*Including Utilities*

- **Only \$7.50 NNN with \$1.00 Annual Escalations!**
- Medical or Professional Office with Grand Lobby Entrance, 6 Exam Rooms with Sinks, 3 Offices, Large Conference Space, Large Open Work Area & Reception, 2 Kitchenette / Breakrooms, & Washer/Dryer Hookups - Available Now
- Individual Offices Also Available with Shared Amenities - See Floor Plan
- Direct Access to US 36 & Close Proximity to Great Selection of Restaurants, Cafés, Sprouts Farmer's Market & More



SUITE 201



SUITE 201

Suite 201  
 1,000 - 4,023 sq. ft.  
 \$2,148 - \$8,643 / Mo. Gross First Year  
 Individual Offices \$450 - \$1,500 / Month Gross

