



PROPERTY HIGHLIGHTS

This extraordinary two tenant historic office building in Downtown Boulder is available for sale! A downtown Boulder gem just a couple blocks from the Historic Pearl Street Mall, and near restaurants, parks, bike paths, and bus routes so it is connected to all the best things Boulder has to offer. This property may also present future additional development possibilities for the long term investor/developer.

- Beautiful historic building
- Open workspaces with high ceilings
- Excellent on-site surface parking with 22 spaces
- Walkable to Downtown Pearl Street
- Adjacent to future bike path
- 100% Leased investment property

Sale Price:	\$3,375,000
Building Size:	7,320 RSF
Site Size:	14,706 SF (per survey)
Zoning:	DT-1
Parking:	1:333
Cap Rate:	4.67% based upon current income

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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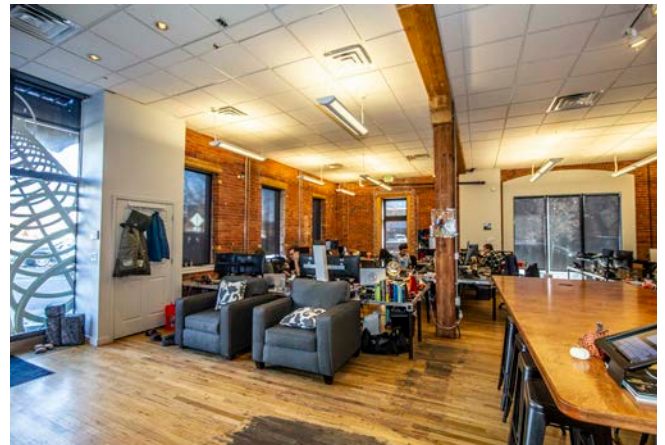
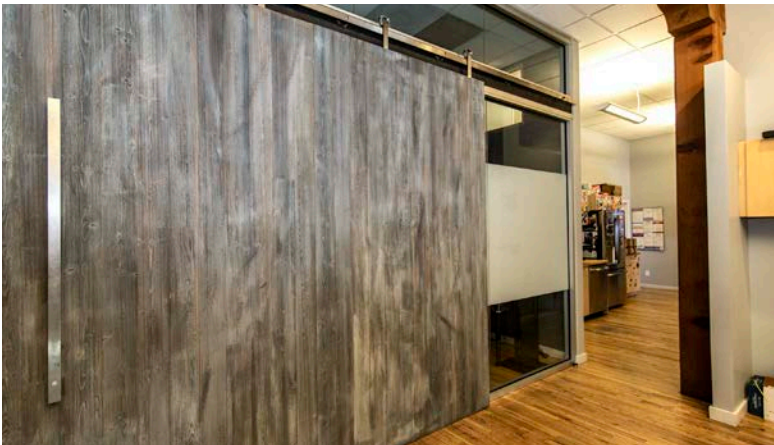
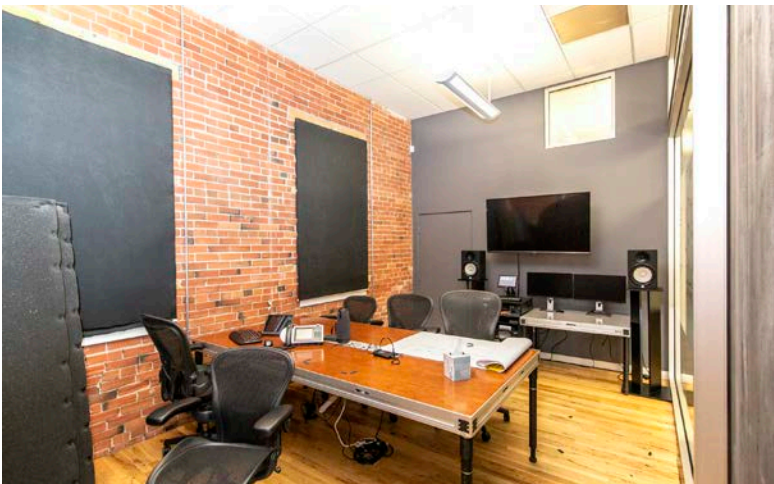
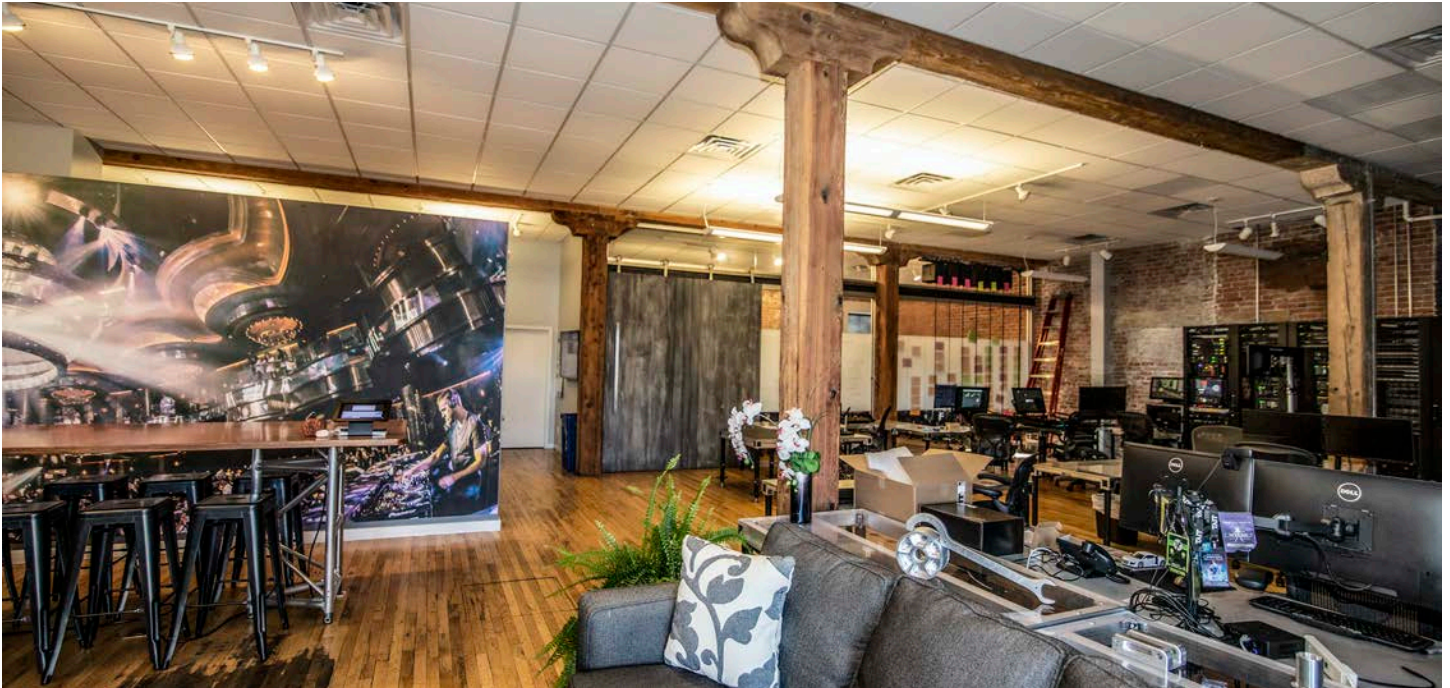
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FOR SALE - DOWNTOWN BOULDER INVESTMENT OPPORTUNITY

Colorado
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1735-1737 15TH STREET, BOULDER, CO 80302

PROPERTY PHOTOS - 1ST FLOOR



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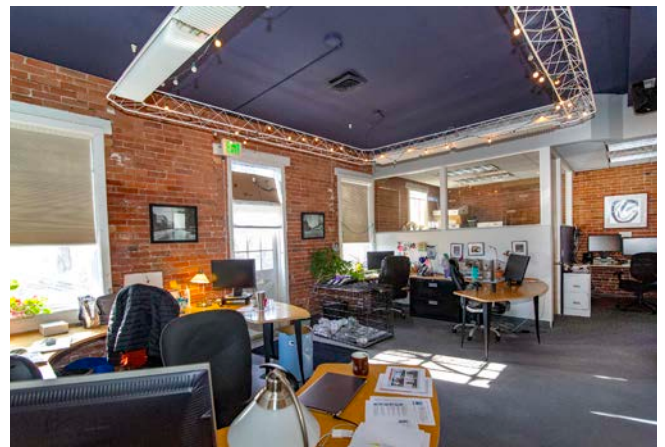
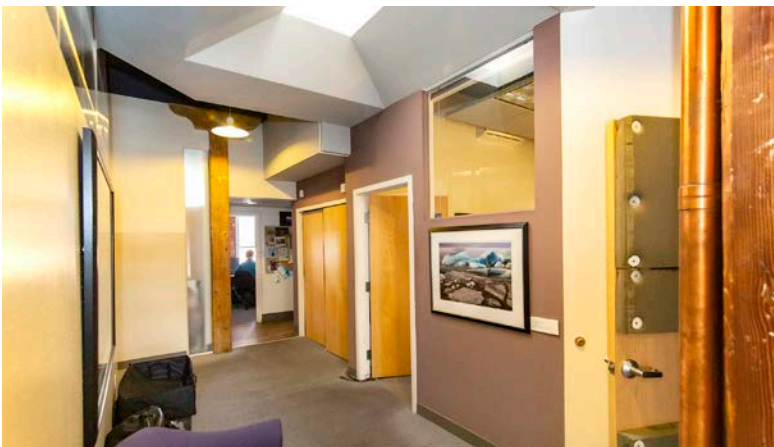
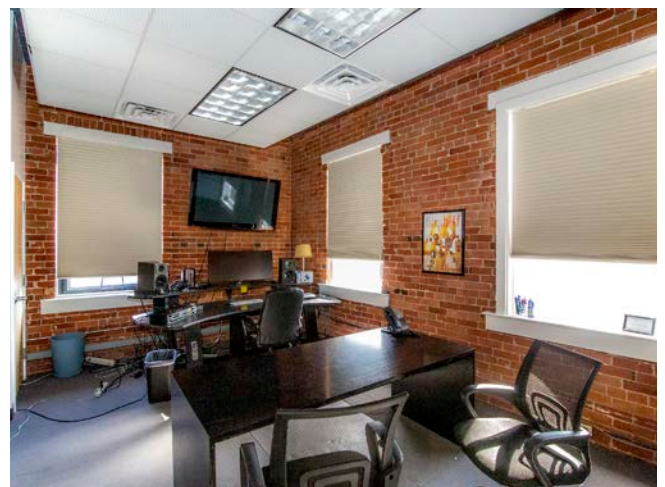
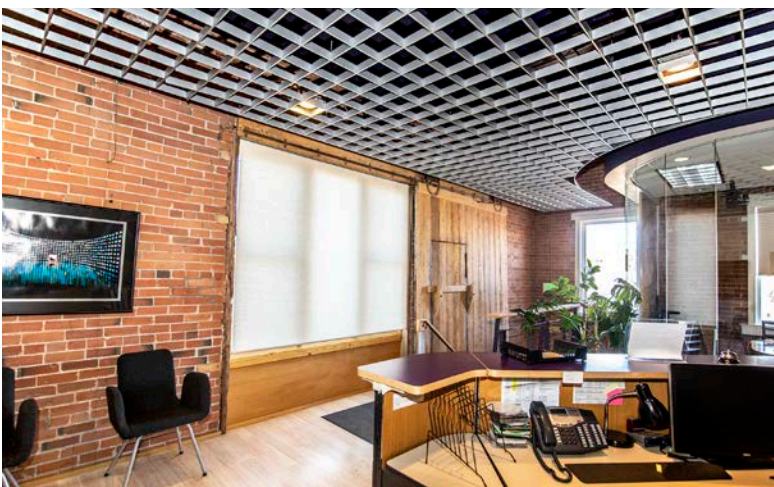
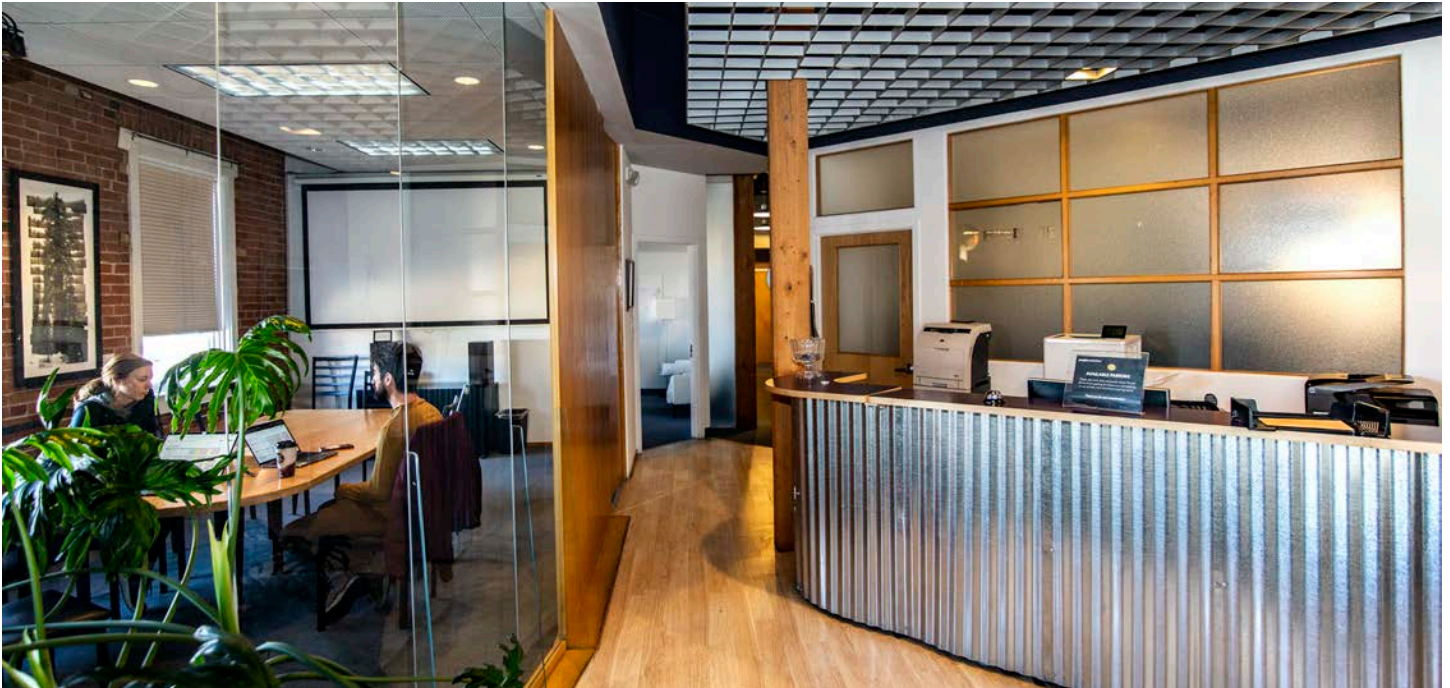
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PROPERTY PHOTOS - 2ND FLOOR



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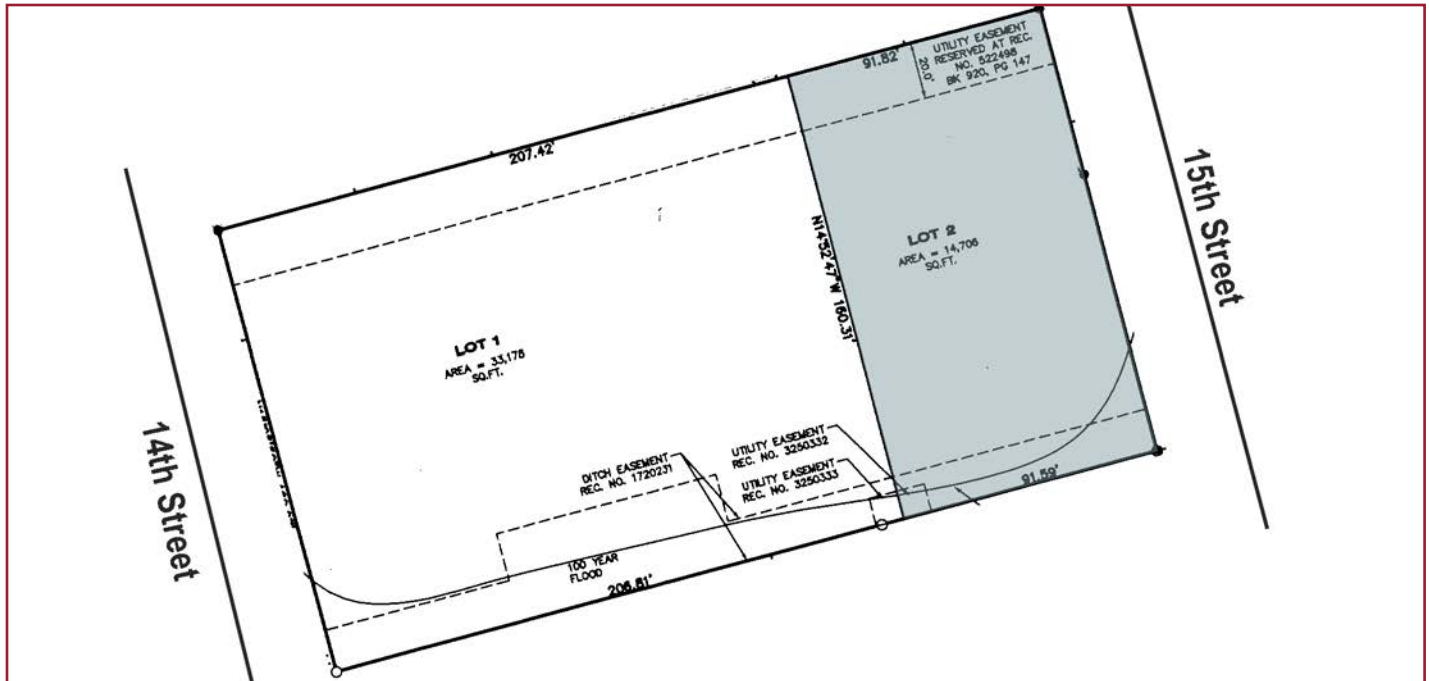
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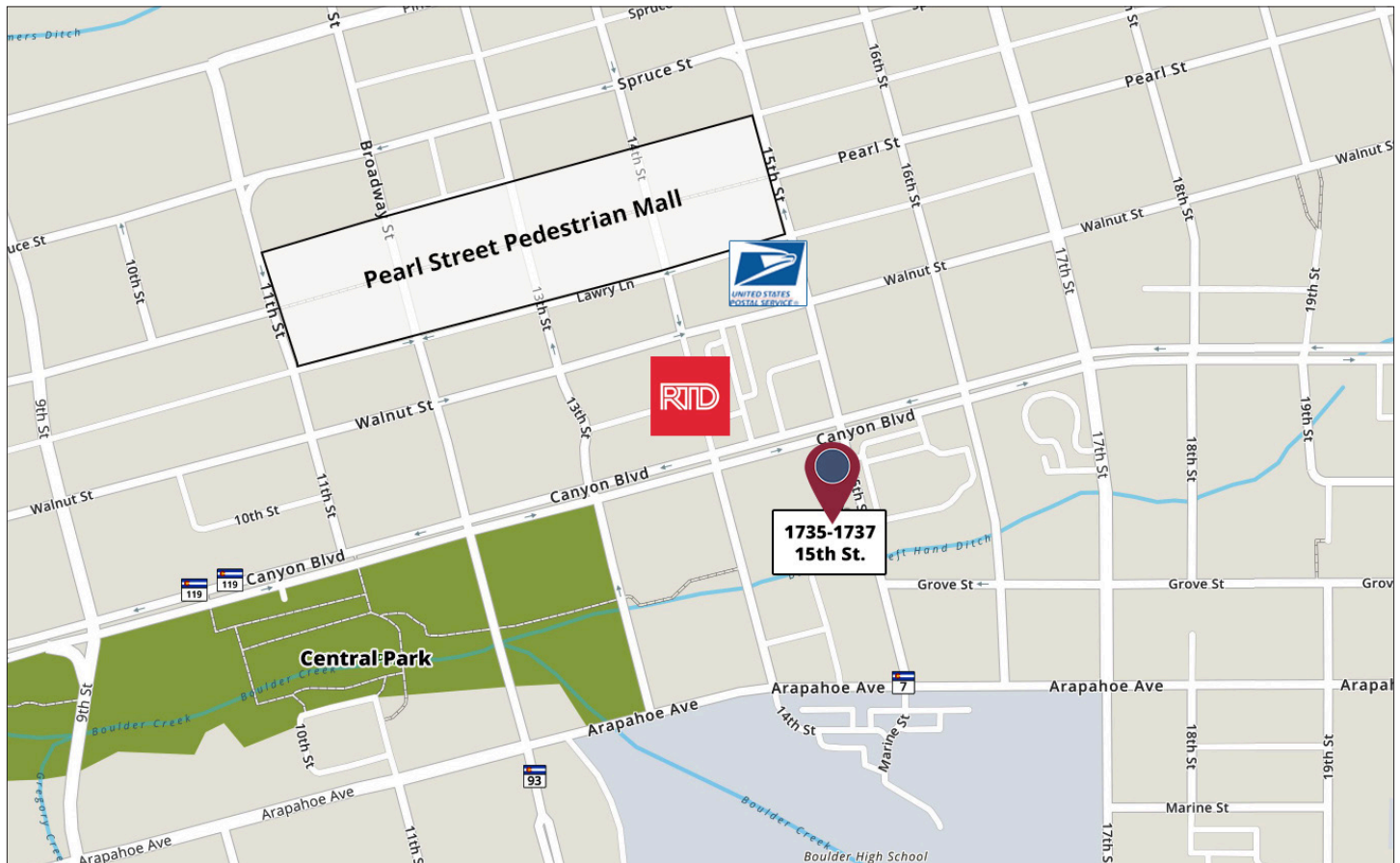
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PROPERTY SITE PLAN



PROPERTY LOCATION



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