

PROPERTY HIGHLIGHTS

Best views in the entire building. Excellent location on the corner of Canyon Creek Rd and Baseline Rd. This nicely finished, 3rd floor office space contains 3 offices, reception, kitchen/break room, and storage. Office building has elevators, multiple restrooms and plenty of parking.

- Flatiron Views
- 3 offices + reception & storage room
- Kitchen/break room
- Easy access to US-36
- Newer finishes
- Elevator

Suite 302: 1,100 RSF
Available: Immediately
Lease Rate: \$19.50/RSF NNN
Expenses: \$12.21/RSF

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.

CONTACT US

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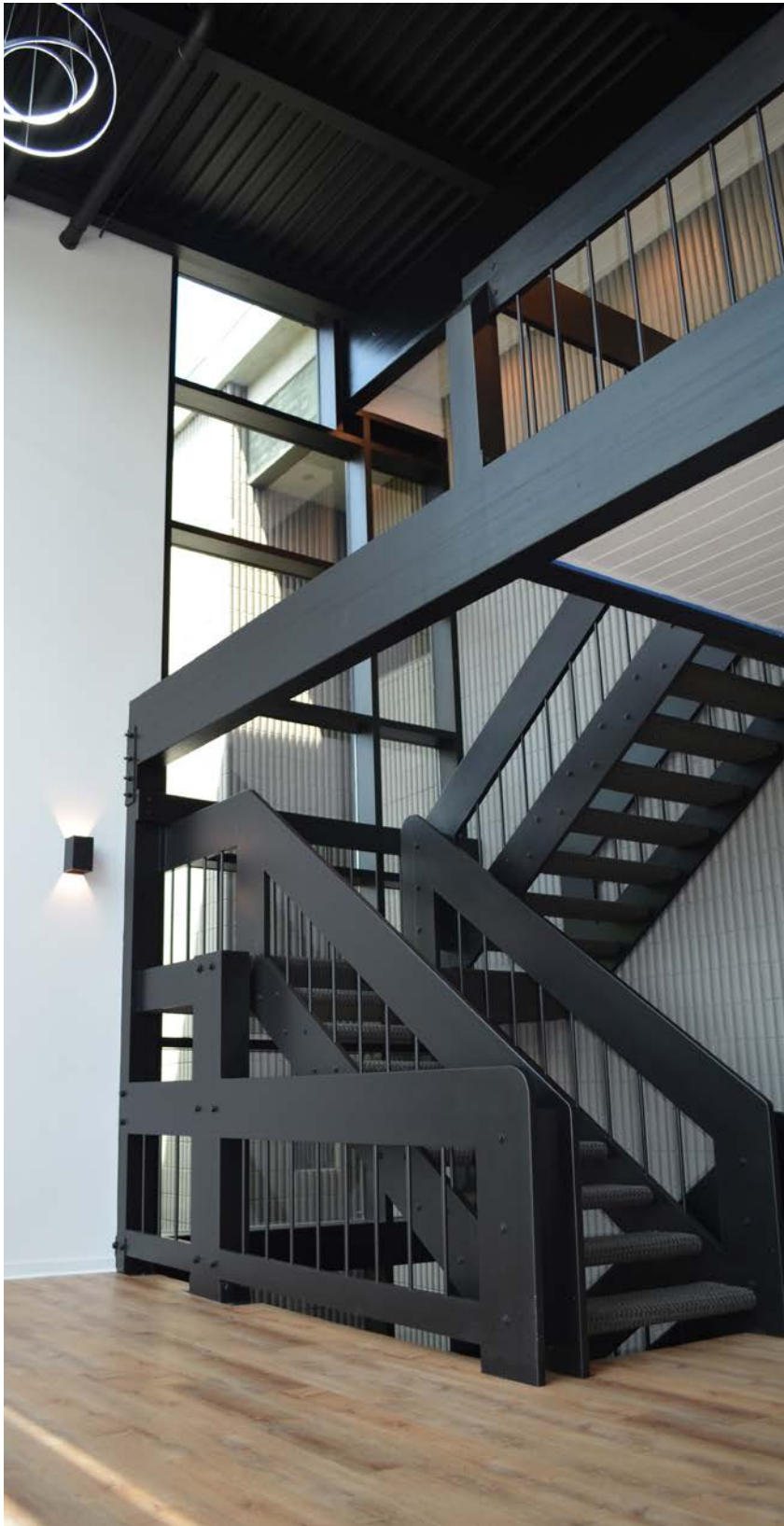
The Colorado Group, Inc
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OFFICE SPACE FOR LEASE WITH GREAT VIEWS IN BOULDER!

Colorado
Group

2935 BASELINE ROAD, SUITE 303, BOULDER, CO 80303

PROPERTY PHOTOS



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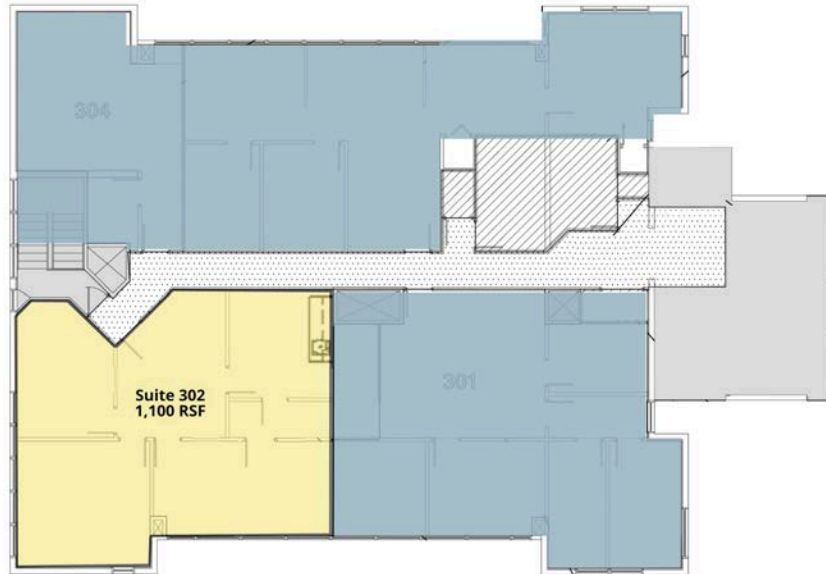
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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