



MEDICAL / OFFICE SPACE FOR LEASE

3434 47TH STREET, SUITE 100
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

First floor turn-key medical space with a waiting room, x-ray and exam rooms. Common area and private bathrooms. Natural light on two side of the space. Plenty of parking. Convenient access to Foothills Parkway and the Diagonal Hwy.

- 1st floor medical space
- Sinks and a bathroom in the suite
- On-site professional management
- Signage available
- On-site parking

Suite 100	4,195 RSF
Available	July 1, 2021
Lease Rate	\$20.00/RSF NNN
Expenses (Est)	\$9.86/RSF
Lease Term	1-5 years
Zoning	BT-1

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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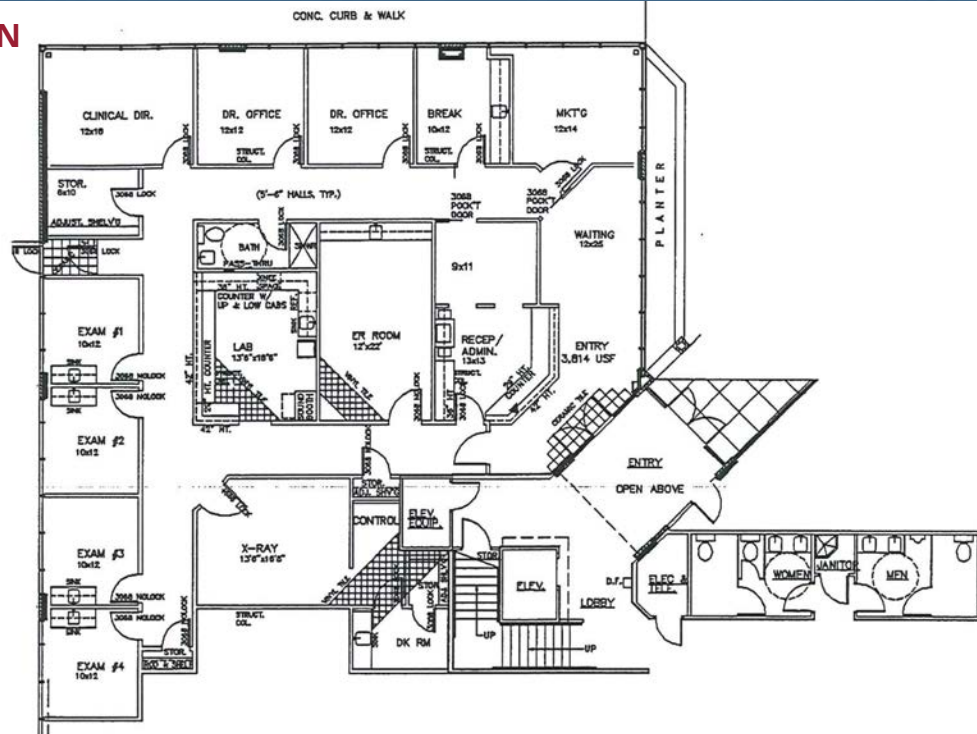
The Colorado Group, Inc
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Boulder, CO 80301
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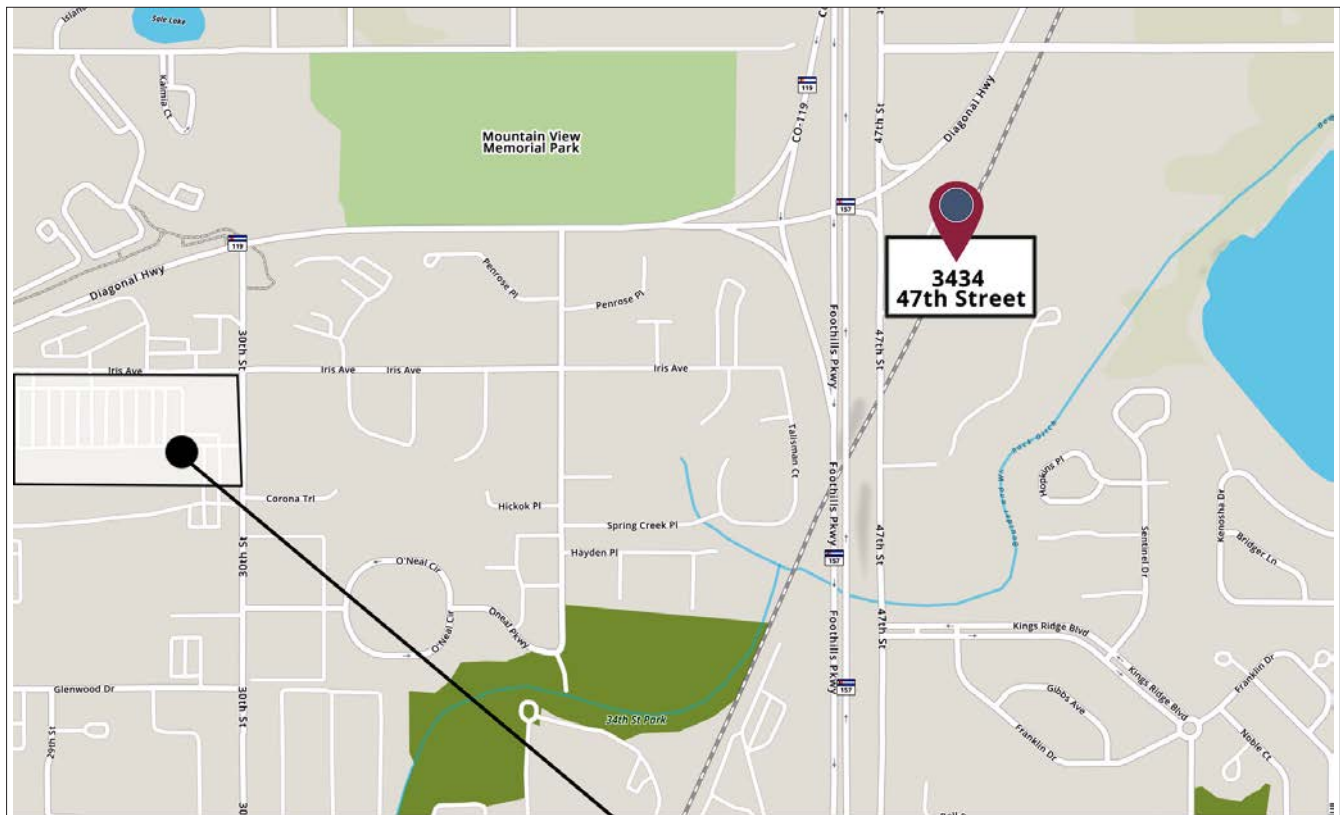
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Colorado Group

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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