



## OFFICE SPACE FOR LEASE

2935 BASELINE ROAD  
BOULDER, CO 80303

### PROPERTY HIGHLIGHTS

**PRICED TO LEASE! Great opportunity to lease space on Baseline Road at an affordable rate.** This well managed office building offers excellent natural light along with the perfect mix of private and open space. Whether you're a physical therapist or creating the next big app, this building can accommodate your business needs.

- Shower
- Large bull-pen
- Kitchenette
- On-site parking
- Near bus route
- Near restaurants

<b>Suite 102</b>	2,715 RSF	<b>Lease Rate:</b> \$12.00/RSF NNN
<b>Suite 301</b>	1,427 RSF	<b>Lease Rate:</b> \$14.00/RSF NNN
<b>Available</b>	December 1, 2021	
<b>Expenses (Est)</b>	\$12.70/RSF	
<b>Zoning</b>	BT1	

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

**Greg Fair**  
Principal/Broker Associate  
303.449.2131 ext 131  
greg@coloradogroup.com

**Micah Loeb**  
Broker Associate  
303.449.2131 ext 127  
micah@coloradogroup.com

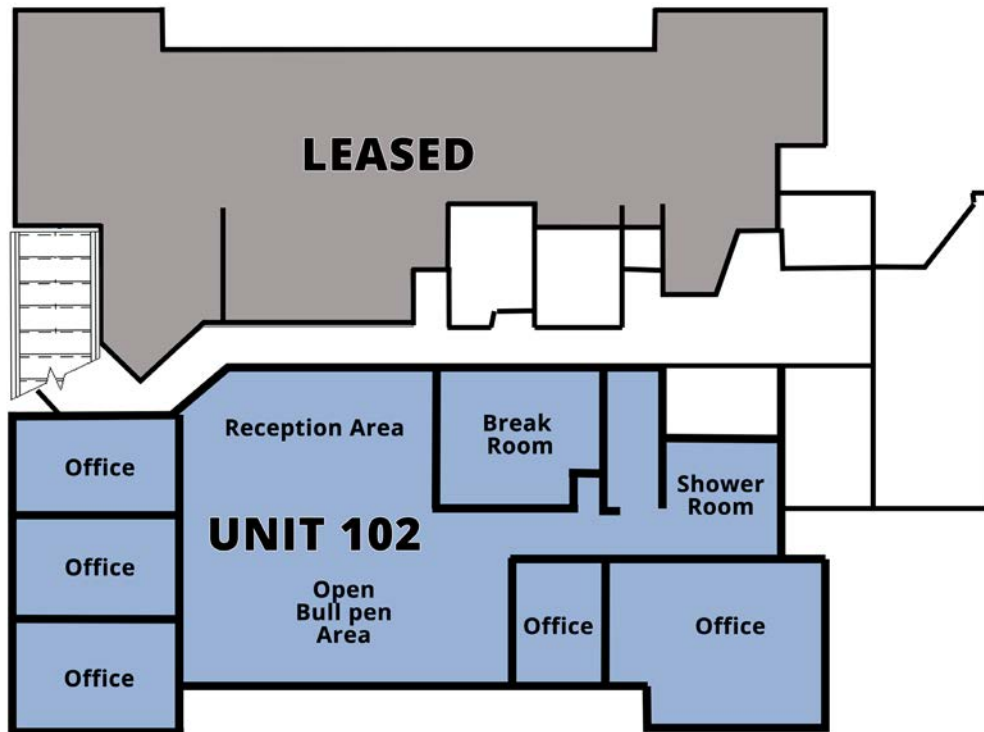
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

# OFFICE SPACE FOR LEASE

2935 BASELINE ROAD, BOULDER, CO 80303

Colorado  
Group

SUITE 102



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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

# OFFICE SPACE FOR LEASE

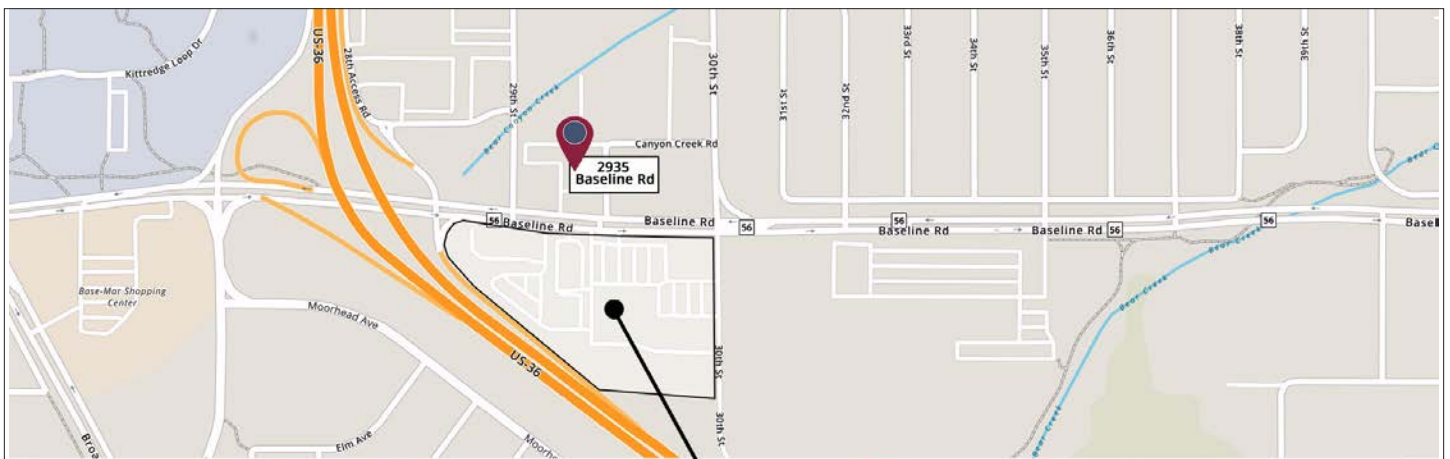
2935 BASELINE ROAD, BOULDER, CO 80303

Colorado  
Group

SUITE 301



## PROPERTY LOCATION



Carell's  
OF BOULDER

