



OFFICE/RETAIL SPACE FOR SALE & LEASE

3020 CARBON PL, SUITE 101
BOULDER, CO 80301

PRICE ADJUSTMENT!

PROPERTY HIGHLIGHTS

It's easy to find a nice sunny spot in this space with its large and inviting storefront windows. Bask in the sun all day in this open concept office or retail space. Delight in a wide open floor plan, one private office, onsite parking, and an ideal location in the popular Steel Yards. The Steel Yards welcomes an innovative blend of tenants from retail, to office, light industrial, and residential. From this central Boulder location, you can reach all of Boulder within 15 minutes.

- Large storefront windows
- Amazing natural light
- Private office
- Easy access
- Flexible floor plan
- Located in Steel Yards
- Onsite parking

Suite 101	1,379 RSF
Available	Immediately
Sale Price	\$744,660 (\$540/SF) \$657,710 (\$490/SF)
Lease Rate	Year 1 incentive rate \$12/SF NNN Year 2 incentive rate \$20/SF NNN
Expenses (Est)	\$19.86/SF
Parking	2 Spaces
Zoning	BT-1

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CONTACT US

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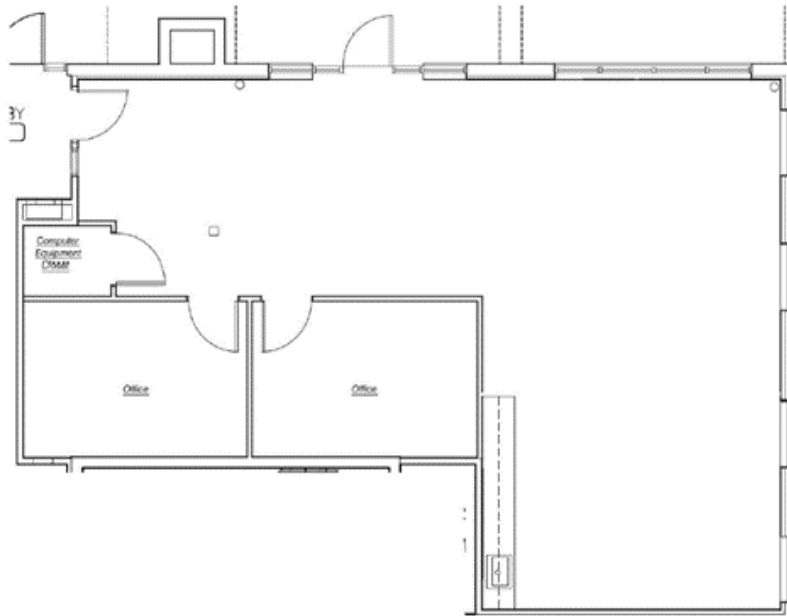
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PROPERTY PHOTOS



PROPERTY FLOOR PLAN



PROPERTY LOCATION

