



OFFICE / INDUSTRIAL SPACE FOR SALE OR LEASE

5485 CONESTOGA COURT
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

First floor office condo for sale or for lease. Located in central Boulder close to the intersection of 55th Street and Arapahoe. Three different sizes available 1,835, 3,452 and 5,426 square feet. 100% HVAC, on-site parking and open floorplan.

- 1st floor office space that can be demised
- Easy access to Arapahoe, Foothills & 55th St.
- Open floorplan with a sink
- One loading door
- 100% HVAC
- On-site parking
- Near bike path
- Near bus route

Sale Price	\$1,193,500
Suite 104A & 104B	5,287 RSF
Taxes/HOA	\$21,119/Year

Suite 104A	3,452 RSF
Suite 104B	1,835 RSF
Lease Rate	\$12.50/RSF NNN
Zoning	IG

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

Jason Kruse, CCIM
Principal/Broker Associate
303.449.2131 ext 149
jason@coloradogroup.com



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

PROPERTY **PHOTOS**

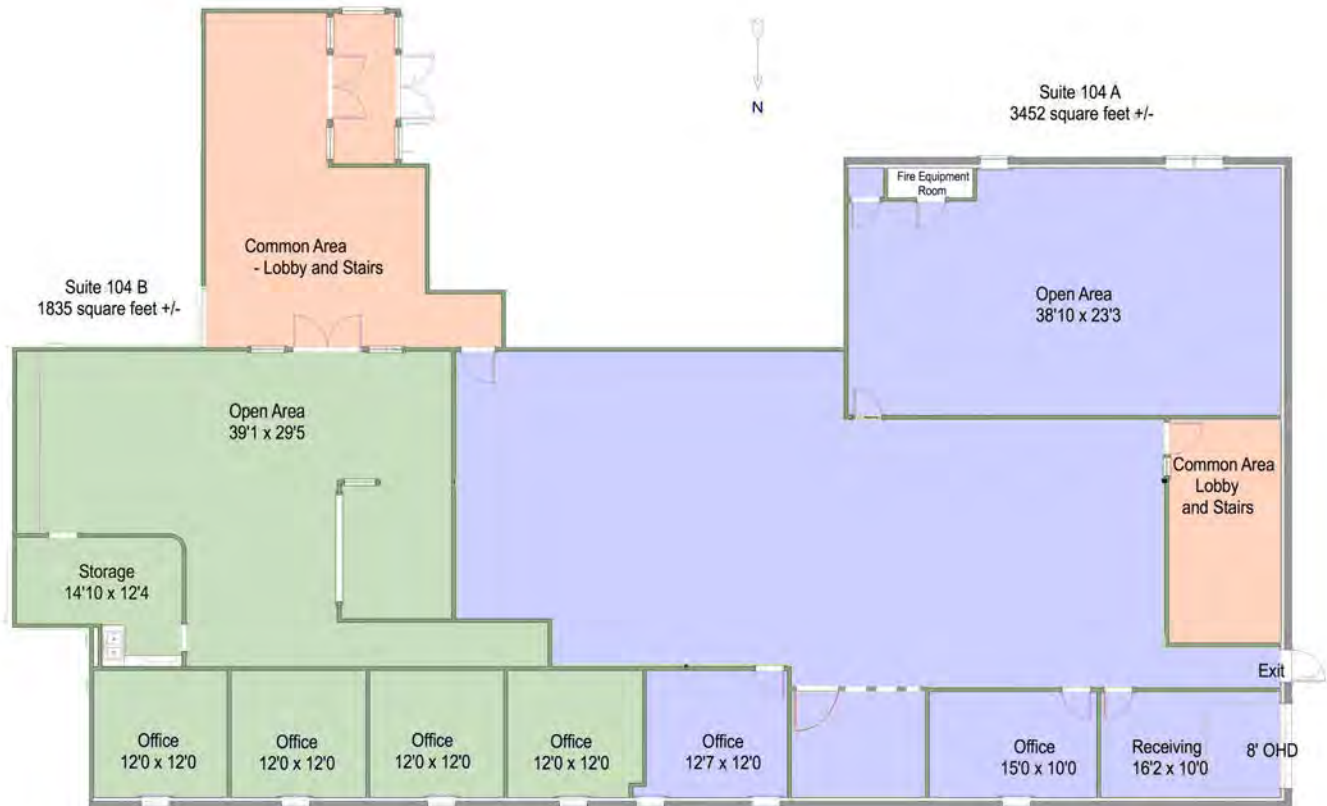


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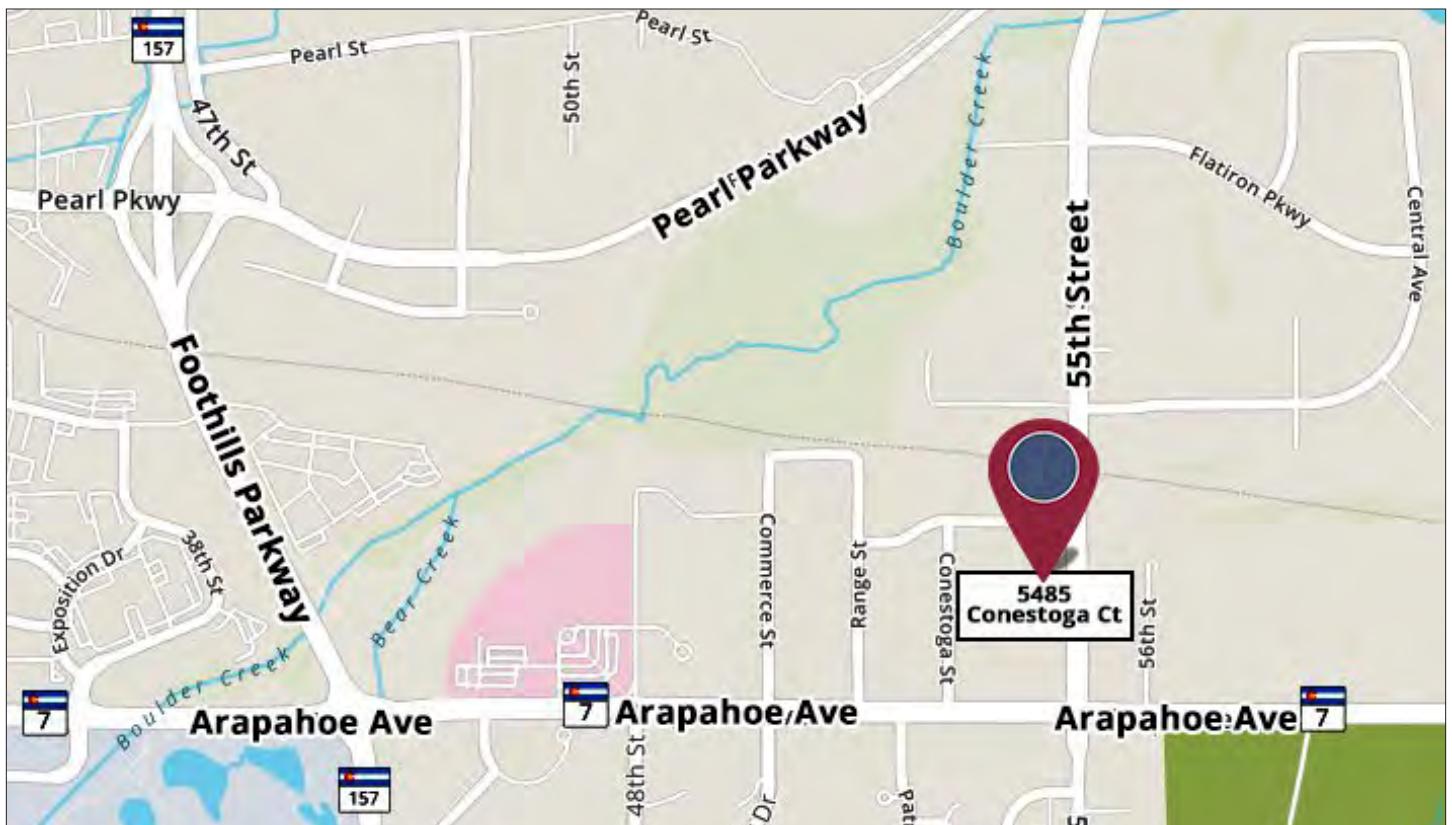
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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