



## 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
- 400A 3ph power available
- 100% HVAC
- On-site parking
- Near bike path
- Near bus route

<b>Sale Price</b>	\$1,193,500
<b>Suite 104A &amp; 104B</b>	5,287 RSF
<b>Taxes/HOA</b>	\$21,119/Year
<b>Suite 104A</b>	3,452 RSF
<b>Suite 104B</b>	1,835 RSF
<b>Lease Rate</b>	\$12.50/RSF NNN
<b>Zoning</b>	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

**Joe Bennell**  
Broker Associate  
303.449.2131 ext 153  
joe@coloradogroup.com



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



PROPERTY **PHOTOS**



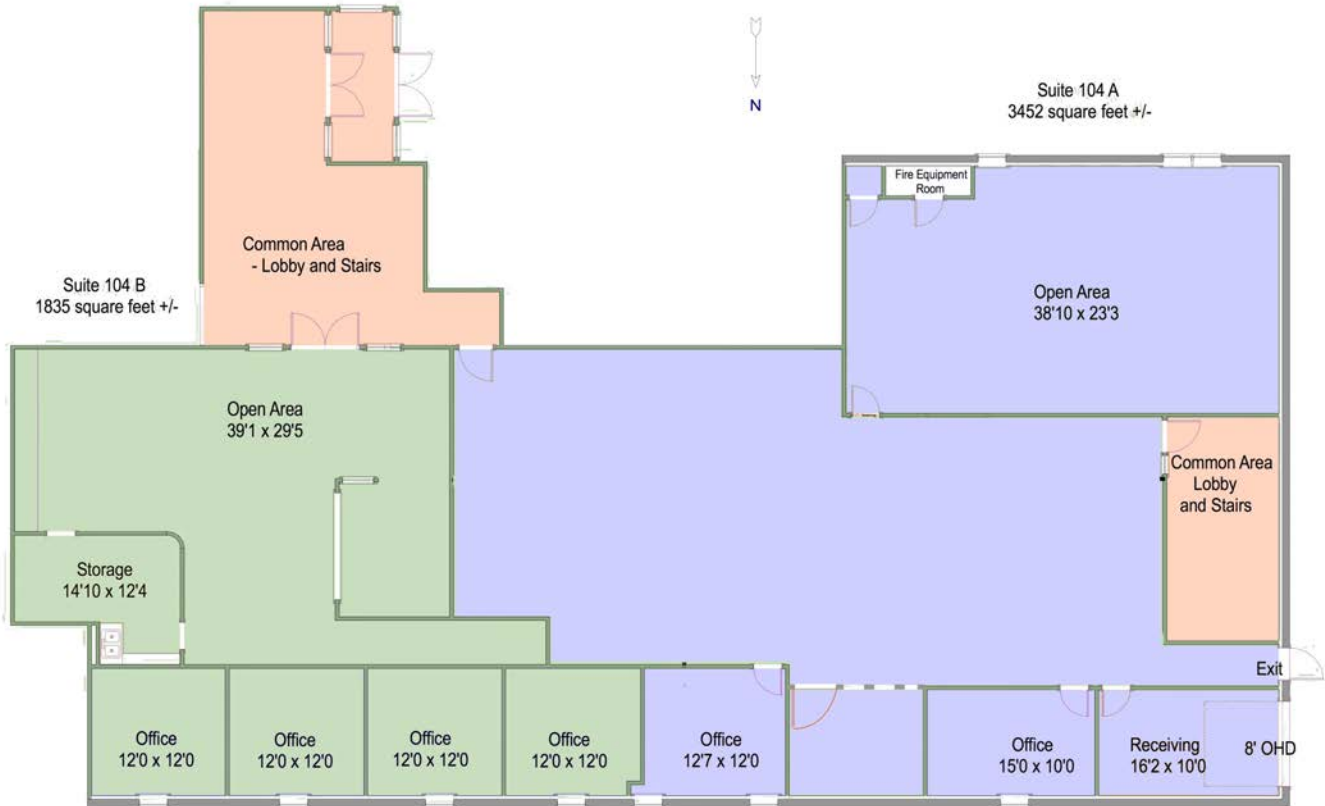


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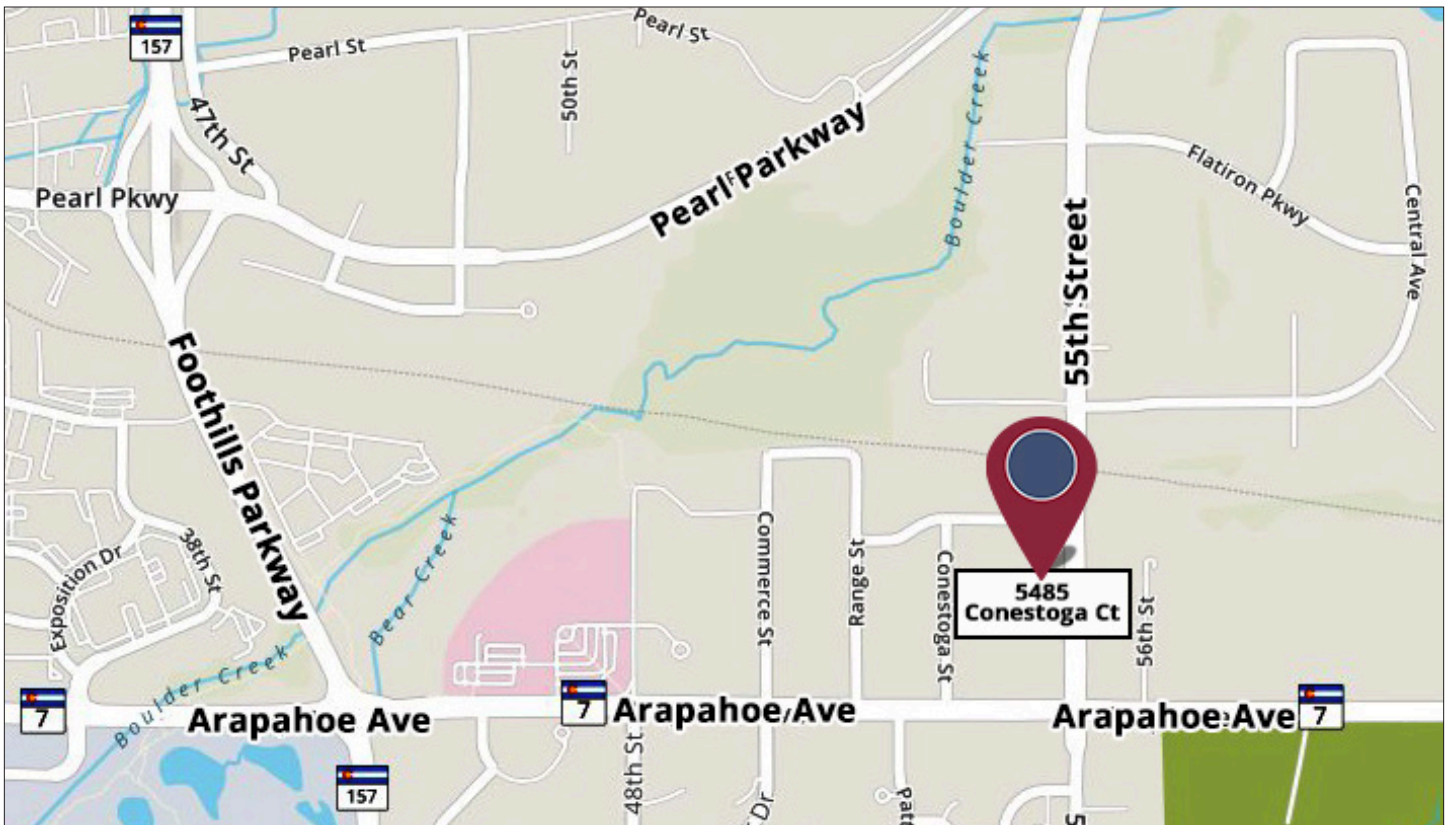
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Colorado Group

## PROPERTY FLOOR PLAN



## PROPERTY LOCATION



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.