



## MEDICAL OFFICE SPACE FOR SALE

5420 ARAPAHOE AVE  
BOULDER, CO 80303

### PROPERTY HIGHLIGHTS

**No need to sell you on natural light. These cathedral windows** speak for themselves. In this light and airy medical office, your patrons will be immediately greeted by a spacious and sunny reception area. One unit is available for an owner to use and the other may be used as an income investment. The unit goes on to offer plenty of private examination rooms, a break room, a large meeting room in the back, and all the onsite parking you need. No one will have trouble finding you at this easy location, with full visibility from busy Arapahoe Avenue.

- Central Boulder location
- Amazing natural light
- Break room/kitchen area
- Private exam rooms
- Office area
- Reception & waiting room
- Onsite parking
- Easy access from Arapahoe

<b>Sale Price</b>	\$1,618,525 (\$461/RSF)
<b>Suite A</b>	2,459 RSF (\$1,133,599) – Available for an owner / user
<b>Suite B</b>	1,060 SF (\$488,660) – Tenant in place through 6/30/23   Cap Rate: 7.5%
<b>Total SF</b>	3,509 RSF *can be purchased together or separately
<b>Building Built</b>	2002
<b>Zoning</b>	BC-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

**Scott Crabtree, MBA LEED®AP**  
Broker Associate  
303.449.2131 ext 125  
crabtree@coloradogroup.com

**Liz Amaro**  
Broker Associate  
303.449.2131 ext 136  
liz@coloradogroup.com



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

# MEDICAL OFFICE SPACE FOR SALE

5420 ARAPAHOE AVENUE, BOULDER, CO 80303

Colorado  
Group

## PROPERTY PHOTOS - SUITE A



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

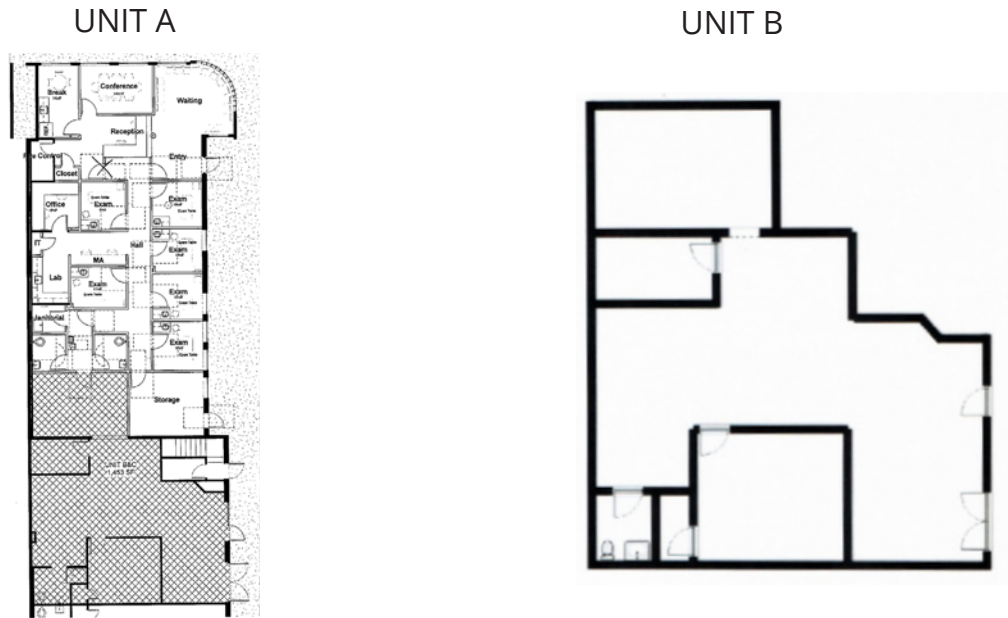
\* For a complete disclaimer, please see page one of this brochure.

# MEDICAL OFFICE SPACE FOR SALE

5420 ARAPAHOE AVENUE, BOULDER, CO 80303

Colorado  
Group

## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

