



## RETAIL / OFFICE SPACE FOR SALE OR LEASE

1715 15TH STREET  
BOULDER, CO 80303

**PRICE ADJUSTMENT!**

## PROPERTY HIGHLIGHTS

**When we come across spaces with big potential upside, we get excited.** Where to begin? How about the deeded off-street parking space? Or perhaps the location. This large and bright retail space is situated between Arapahoe and Canyon on 15th Street: right in the heart of Boulder's coveted Design District. While we're on a roll we might as well mention it's on a bus line and is two blocks from the Central Bus Depot. If you're hoping to secure this space, we suggest acting fast. Retail opportunities like this don't come around too often in Boulder.

- Located in Design District
- Large retail space
- One deeded off-street parking spot
- Short walk to Pearl Street Mall
- Great natural light
- Workspace/office in back
- Bike path & walking path nearby
- On bus line

<b>Suite A</b>	1,063 RSF *Per Assessors Website
<b>Available</b>	Immediately
<b>Sale Price</b>	<del>\$589,000</del> <b>\$550,000</b>
<b>Lease Rate</b>	\$21.00/RSF NNN
<b>Expenses (Est)</b>	\$16.93/RSF
<b>Zoning</b>	DT-1

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## CONTACT US

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PROPERTY PHOTOS





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# Colorado Group

## 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.