



QUALITY OFFICE SPACE FOR LEASE

2523 BROADWAY, SUITE 201
BOULDER, CO 80304

PROPERTY HIGHLIGHTS

Quality office space available for lease in the heart of Boulder.

Located just blocks away from the Pearl Street Mall, this 2nd-floor space is perfect for a variety of office users and consists of 2 private offices with excellent natural light, a reception/waiting area, a kitchenette, and access to an outdoor patio with great views. Covered parking is also available.

- Great location
- Near restaurants/shopping
- On-site covered parking
- Natural light
- Outdoor patio
- High ceilings

Suite 201	943 RSF
Available	Immediately
Lease Rate	\$24.00/RSF NNN
Expenses (Est)	\$13.61/RSF
Parking	1 Covered space
Zoning	BC-1 (Business Community 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.

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PROPERTY PHOTOS



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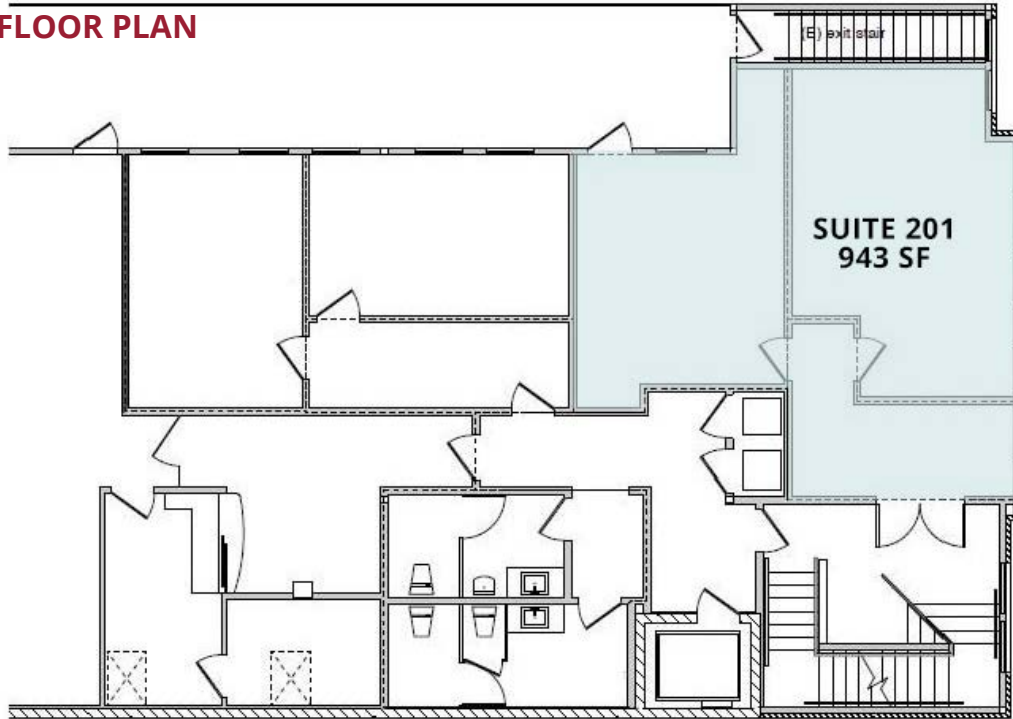
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION

