



## OFFICE SPACE FOR SHORT-TERM LEASE

358 ARAPAHOE AVENUE  
BOULDER, CO 80302

### PROPERTY HIGHLIGHTS

**Located at 358 Arapahoe Avenue in Boulder.** Approximately 2700 square feet of first floor office. Built in 1984 this property is in very good condition.

#### One Year Lease Term (Flexible)

- Pet friendly
- Great location in Boulder near creek Street
- +/- 2,700 SF of open office floorplan
- Walking distance to downtown and Pearl
- On-site parking

## January Free With One Year Lease

<b>Lease Rate</b>	\$2,000/Month Gross + utilities (\$8.88/SF Gross)
<b>Available Space</b>	Approximately 2,700 SF
<b>Site Size</b>	12,330 SF
<b>Parking</b>	6 Spaces on-site
<b>Zoning</b>	RM-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

**Danny Lindau**  
Principal/Broker Associate  
303.449.2131 ext 118  
dlindau@coloradogroup.com

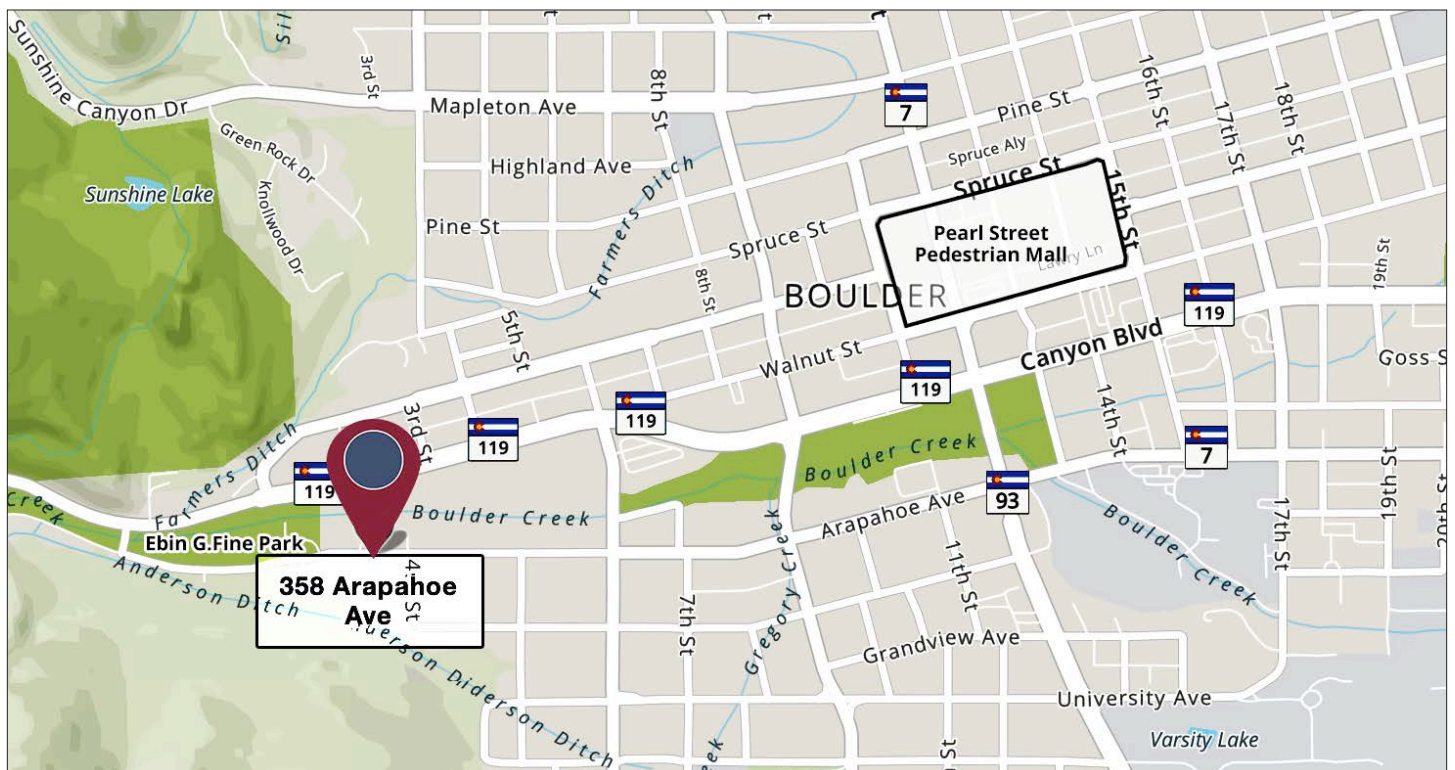
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

RARE WORK / LIVE OPPORTUNITY IN WEST BOULDER  
358 ARAPAHOE AVENUE, BOULDER, CO 80302

Colorado  
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PROPERTY **LOCATION**



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