



RARE LIVE / WORK SHORT-TERM LEASE

358 ARAPAHOE AVENUE
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Located at 358 Arapahoe Avenue in Boulder this property is a mixed use - Live Work - property. Approximately 2700 square feet of first floor office and approximately 1113 sf of second floor flex one-bedroom living or office area. Built in 1984 this property is in very good condition. Upstairs flex area can be locked off from downstairs office.

One Year Lease Term (Flexible)

- Live / Work
- Great location in Boulder near creek
- +/- 2,700 SF of open office floorplan
- Walking distance to downtown Pearl Street
- +/- 1,113 SF of one bedroom second-floor living area
- On-site parking

Lease Rate	\$7,900/Month Gross (plus utilities)
Available	December 1, 2021
Building Size	3,813 SF
Site Size	12,330 SF
Parking	6 Spaces on-site
Zoning	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.

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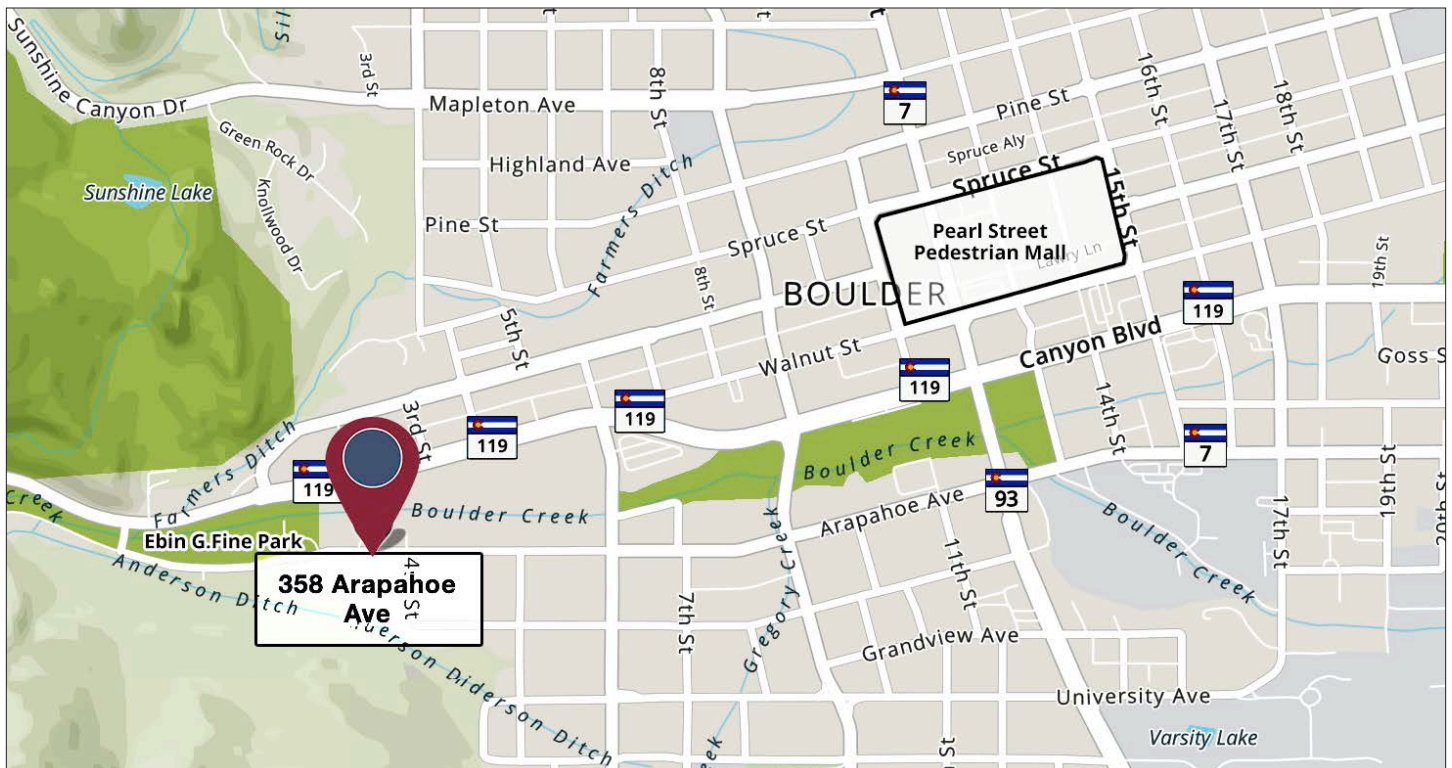
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358 ARAPAHOE AVENUE, BOULDER, CO 80302

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PROPERTY LOCATION



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