Colorado Group

OFFICE / MEDICAL **SPACE FOR LEASE**

3434 47TH ST, SUITE 220-250
BOULDER, CO 80301

PROPERTY **HIGHLIGHTS**

Located at the intersection of Iris and 47th Street this property offers easy access to Foothills and the Diagonal Hwy. Private offices large windows that offer views to the north, south and west. The zoning also allows for medical uses. The space can be demised to multiple sizes including 1,465, 1,591, 3395 and 6,451 square feet. Full kitchen and glass conference room. Professional building, this space is adjacent to Kallgren Dermatology

- 2nd floor office/medical space
- Common area bathrooms
- 18 offices with windows - natural light
- Building signage available
- Abundant on-site parking
- Easy access to Foothils & Diagonal Hwy

Suite 220A	1,591 RSF
Suiite 220B	3,395 RSF
Suite 250	1,465 RSF
Total RSF	6,451 RSF
Lease Rate	$18.00-$20.00/RSF NNN
Expenses	$9.86/RSF
Lease Term	Negotiable
Available	November 15, 2022
Zoninig	BT-1

*Broker related to property owner

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. Licensed in the State of Colorado.

CONTACT US

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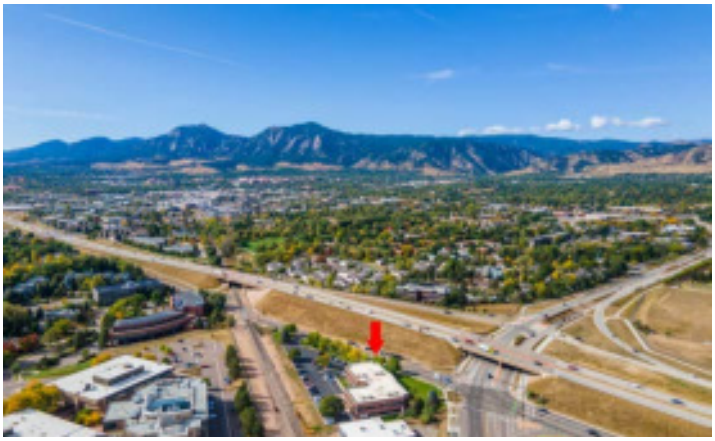
PROPERTY **PHOTOS**



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

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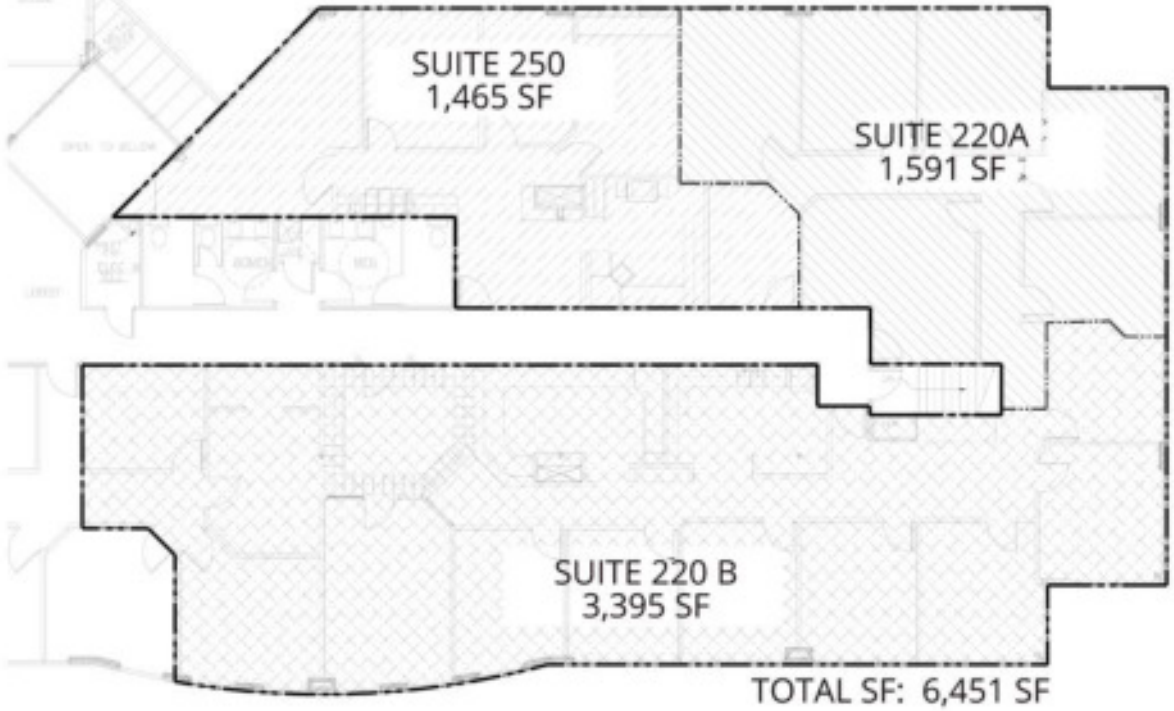
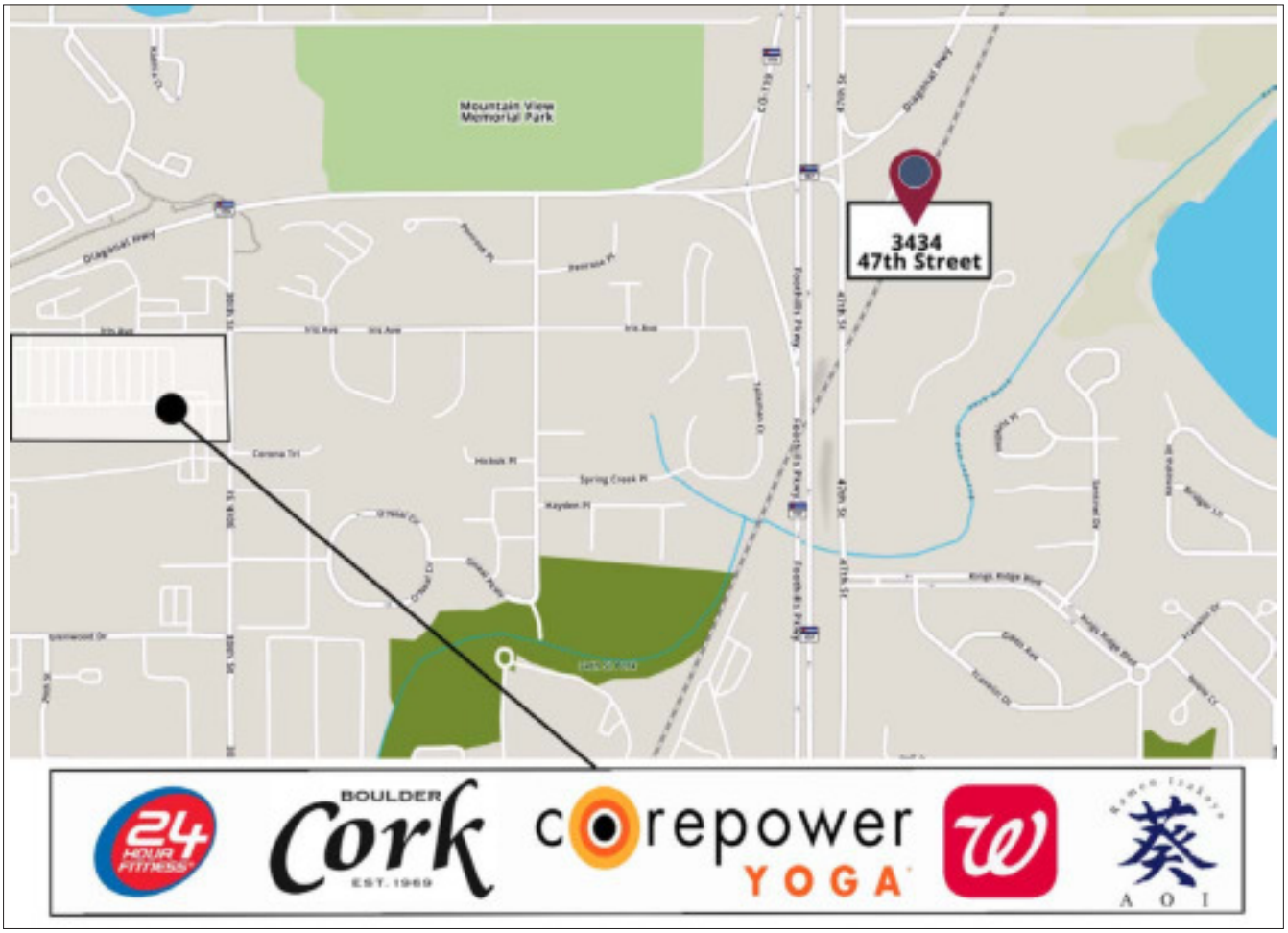
PROPERTY **FLOOR PLAN**



PROPERTY **LOCATION**



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