



**FREE STANDING
BUILDING FOR LEASE**

**2449 PINE STREET
BOULDER, CO 80302**

PROPERTY HIGHLIGHTS

Free standing building in a great location! This 1,620 square foot building sits right on the corner of Folsom and Pine Street in Boulder, Colorado. It offers great visibility, prime central Boulder location, 8 on-site parking spots just to name a few attributes. Call to schedule a personal tour!

- High visibility location
- Free on-site parking
- Central Boulder location
- Walking distance to shopping
- Near bus routes
- Near parks
- Near many restaurants
- Near bike routes

Building Size	1,620 RSF
Available	Immediately
Lease Rate	\$25.50/RSF NNN
Expenses (Est)	\$28.62/RSF
Lease Term	Negotiable
Parking	8 Spaces

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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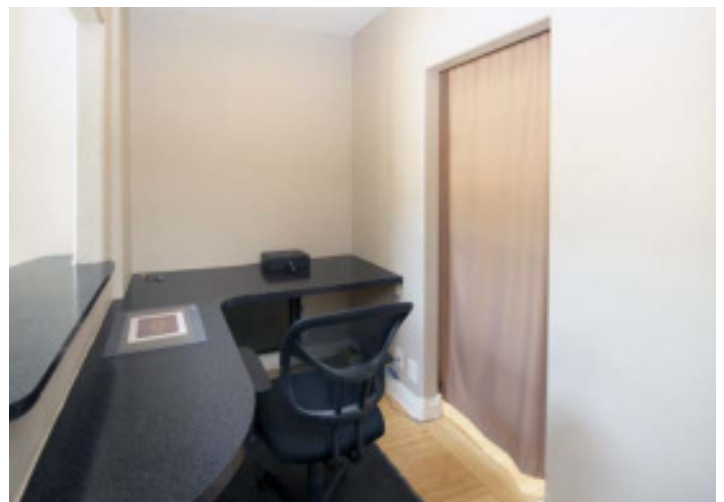
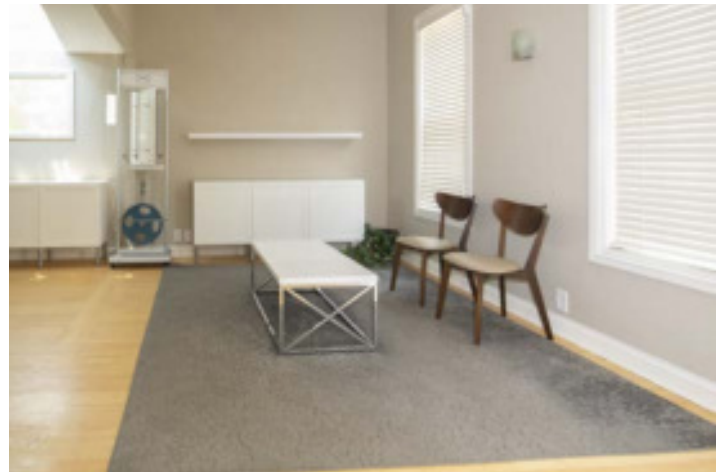
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PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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

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PROPERTY LOCATION



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