



OFFICE / RETAIL CONDO FOR SALE OR LEASE

950 LARAMIE BLVD, SUITE D
BOULDER, CO 80304

PROPERTY HIGHLIGHTS

Office or retail condo for sale or lease. This North Boulder location has easy access to Broadway, 28th Street, and Hwy 36. Not many of these units allow for commercial uses. North Boulder is less than two miles from Downtown but has a distinct neighborhood feel amongst a fresh retail and restaurant scene - making it one of the best places in Boulder!

- Dakota Ridge Village
- Exposed duct work
- End unit with natural light
- YOC 2007
- 2021 taxes \$6,133

Sale Price	\$345,000
Available	Immediately
Suite D	727 RSF
Lease Rate	\$22.00 - \$24.00/RSF NNN
Expenses (Est)	\$15.25/RSF
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.

CONTACT US

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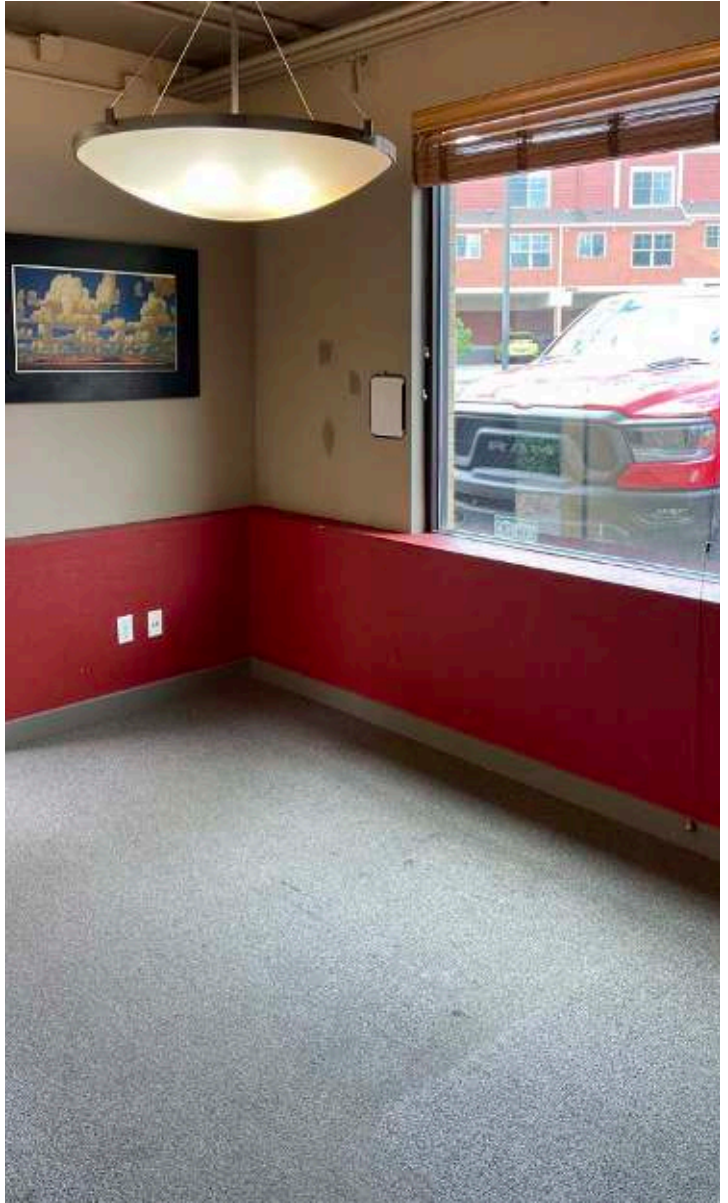
The Colorado Group, Inc
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Boulder, CO 80301
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Colorado
Group

PROPERTY PHOTOS

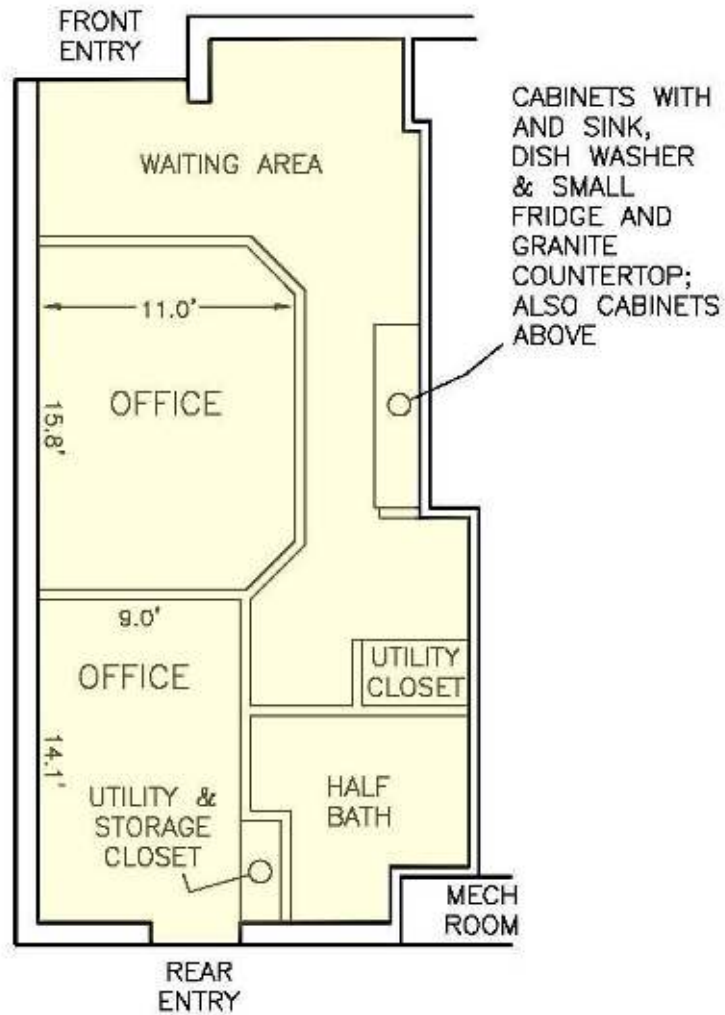


The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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

PROPERTY FLOOR PLAN

950 LARAMIE BLVD – UNIT D
BOULDER, CO



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PROPERTY LOCATION

Map showing the location of 950 Laramie Blvd in Boulder, CO. The map includes surrounding streets such as Laramie Blvd, Broadway St, Lee Hill Rd, and 28th St. A red pin marks the property location. Surrounding areas are highlighted in green.

Logos for nearby businesses and landmarks:

- LA GIOIA
- SHELL
- Little Tibet Restaurant & Bar
- MOXIE BREAD CO
- AMANTE COFFEE
- BOOKCLIFF VINTNERIES
- UPSLOPE BREWING COMPANY BOULDER, COLORADO
- SETTEMBRE CELLARS
- GATEWAY PARK Fun Center
- SPRUCE CONFECTIONS BOULDER, COLORADO
- PROTO'S PIZZERIA NAPOLETANA
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