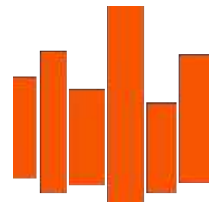


Office Suite - For Lease

Boulder, Colorado



Centrally located office suites at the corner of Broadway and Elder Ave.

Office For Lease

Suite Available:

Suite 202 - 1,170 RSF

Suite 203 - 1,136 RSF

Lease Rate: \$16-\$18/sqft NNN

(NNN~\$12.89 for 2020)

Incl. janitorial (2x/week)

Excl. suite utilities.

Parking: Reserved spaces included.

Property Highlights:

- ❖ South and East facing suite with mature landscaping.
- ❖ On-site parking.
- ❖ Outstanding visibility and easy access.
- ❖ Quiet setting in a multi-tenant professional building.

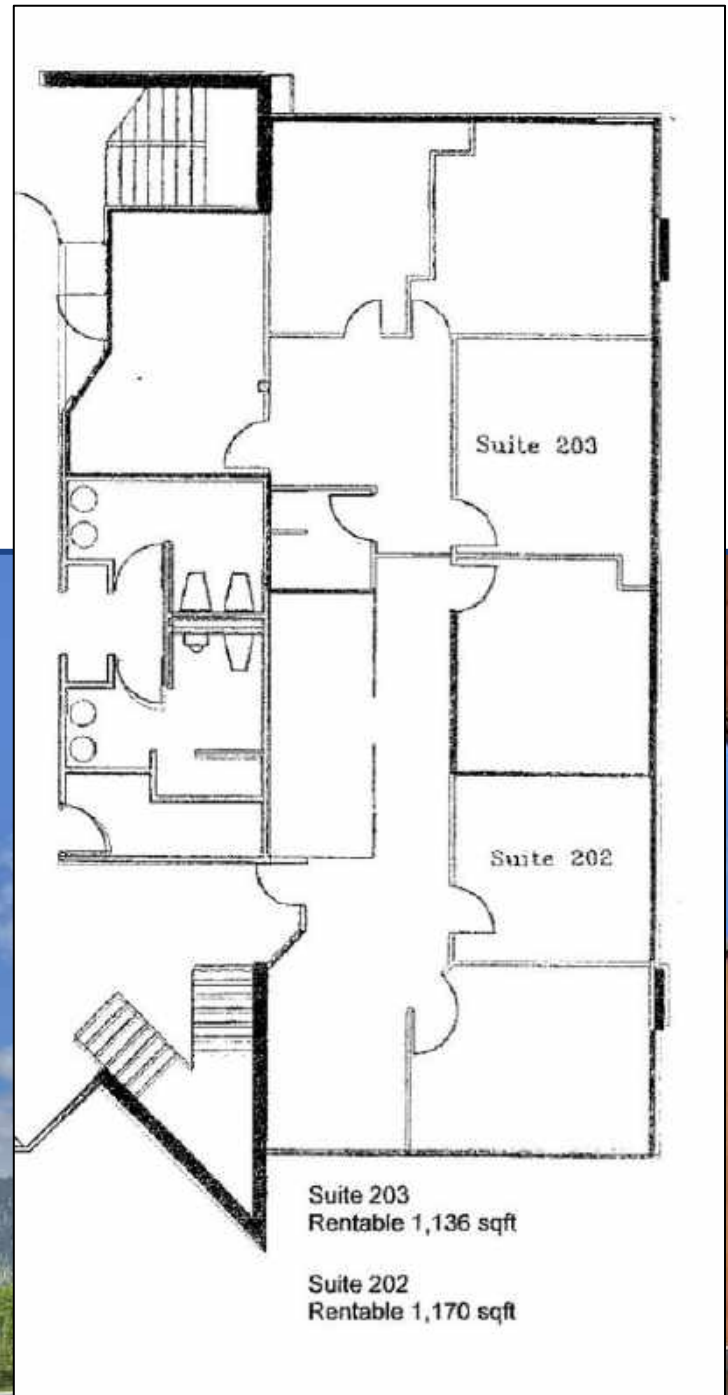
Chris C. Jensen, 303-974-7600, ext 1 jensen@vistacommercial.com

Property details at <http://www.vistacommercial.com>

3050 Broadway, Boulder

Suite 202 can be combined with Suite 203 for a total of 2,306 RSF and 6 offices.

The demising wall can also be adjusted to add an office to either existing suite.



Chris C. Jensen, 303-974-7600, ext 1 jensen@vistacommercial.com
Property details at <http://www.vistacommercial.com>