



## 5360 Manhattan Circle

Boulder, CO

### Office Building For Sale and Lease - Major Price Reduction!

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Property Info & Gallery

View Map

#### Excellent Owner-User Opportunity

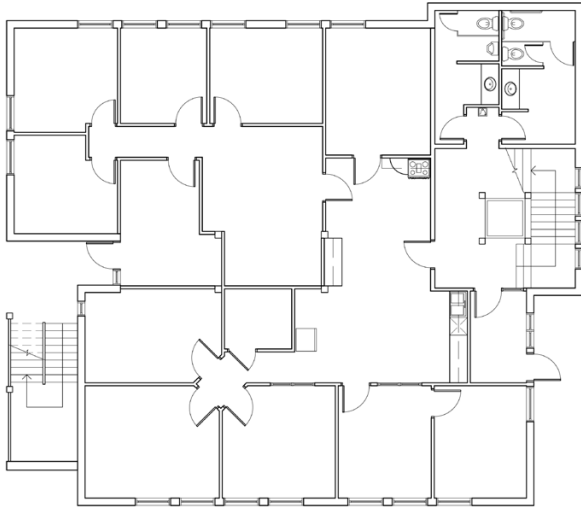
|                      |                                                                              |
|----------------------|------------------------------------------------------------------------------|
| Available Space      | 6,594 sq. ft.                                                                |
| Sale Price           | <del>\$1,750,000 (\$265 /sq. ft.)</del> <b>\$1,250,000 (\$190 / sq. ft.)</b> |
| Lease Rate / sq. ft. | \$16.50 NNN                                                                  |
| Expenses / sq. ft.   | \$14.50*                                                                     |

*\*Including Utilities*

- Owner will Consider Seller Financing on a Case-by-Case Basis – Please Inquire for More Info
- Perfect for a Variety of Office, Medical & Personal Service Uses
- First Floor Consists of Mostly Private Offices, Conference Rooms, Kitchen & Private Restrooms
- Second Floor Consists of a Mix of Private Offices, Open Work Area & Conference Rooms
- Excellent South Boulder Location with Easy Access to Foothills Parkway, South Boulder Rd & Highway 36
- Building Backs to Boulder Open Space
- Roof Replaced in 2006
- Building Next Door at 5370 Manhattan can also be Purchased to Create a Campus-Like Environment – 6,260 SF Building Size with 2,458 SF Available to Occupy – Inquiry for More Info

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**1st Floor**  
3,177 sq. ft.



**2nd Floor**  
3,417 sq. ft.

