



1737 15th Street

Boulder, CO

Downtown Boulder Retail / Office for Sale with 2nd Floor Office for Lease

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Property Info & Gallery

View Map

For Sale	7,758 sq. ft.
For Lease Suite 200	1,346 - 3,825 sq. ft.
Sale Price	\$4,499,640 (\$580 / sq. ft.)
Lease Rate / sq. ft.	\$24.00 NNN
Expenses / sq. ft.	\$15.46*

**Not Including Utilities*

- Classic Downtown Boulder Retail & Office Building for Sale with Exposed Brick, Beautiful Wood Timbers & High Ceilings
- 2nd Floor Office for Lease with Flexible Demising Options, Including Reception, Large Conference Room, 10 Offices, Open Work Area, Balcony & Flatirons Views
- Direct Access to Boulder Creek Path & 2 Blocks from Pearl Street Mall
- Large 0.33 Acre Site in DT-5 Zoning & Separate 338 sq. ft. Storage Building
- 10 On-site Parking Spaces at No Cost (22 Total Spaces for the Building)

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

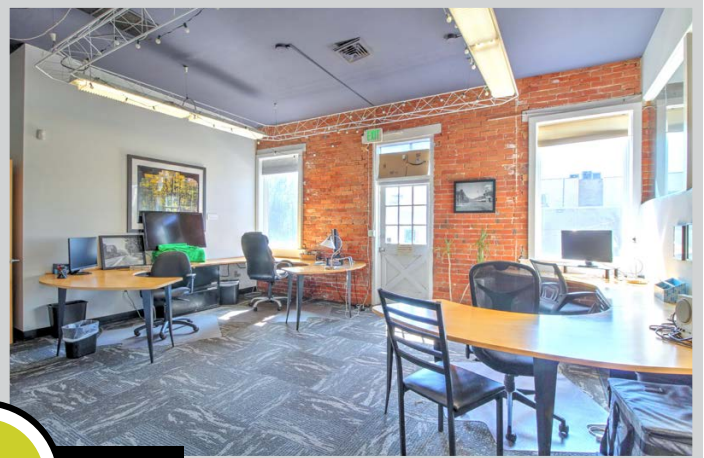
**Sample Demising Plan with
Other Options Available**

Full Suite: 3,825 sq. ft.

Sample Demising Option:

 = 2,478 sq. ft.

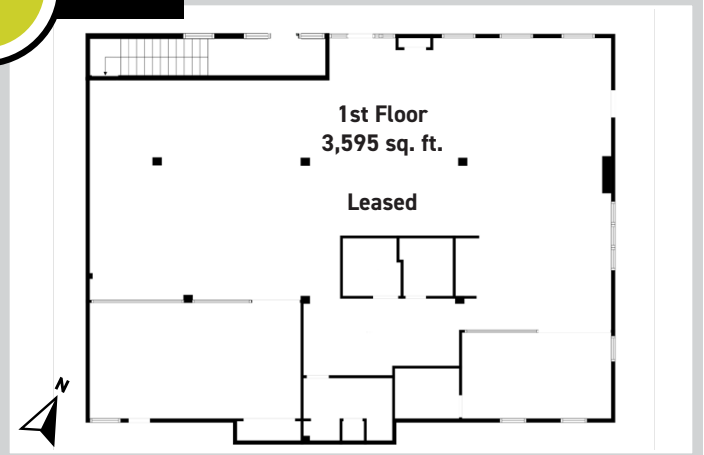
 = 1,346 sq. ft.



VIDEO



TOUR



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