



2280 Junction Place

2280 Junction Place, Boulder CO

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High Exposure Retail / Restaurant at Depot Square

Available Space	2,108 sq. ft.
Free Covered Patio	1,120 sq. ft.
Lease Rate / sq. ft.	\$24.50 NNN
Expenses / sq. ft.	\$10.14*
Estimated Monthly Gross Rent	\$6,085/month*

*Not Including Utilities

- High Visibility on Corner of Pearl & Junction Place, One Block from New Google Campus
- Additional Rent Free 1,120 sq. ft. Covered Patio
- Core & Shell Delivery with 400amp Electrical Panel, 1 Ton/330 SF HVAC in Place, Chase for Hood, Landlord Provided Grease Trap, Water and Gas
- Direct Access to Goose Creek Trail System, New Google Campus, Whole Foods, 29th Street Mall and Target

The information included has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

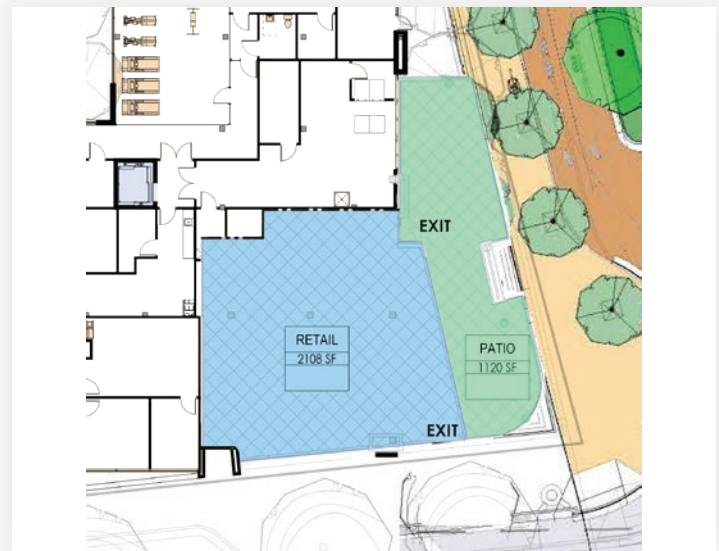




DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,584	101,872	127,760
Avg. HH Income	\$69,693	\$85,463	\$93,810
Traffic Count	25,050 Cars / Day at 30th & Pearl		

Source: CoStar (2017)



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