SOUTH BOULDER RETAIL SPACE FOR LEASE

629K South Broadway, Boulder, CO 80305

# TABLE MESA SHOPPING CENTER

## ABOUT THE CENTER

As one of South Boulder's most visited retail centers, Table Mesa Shopping Center is packed with a wide variety of restaurants, grocery, and specialty retail. Tenants benefit from heavy daily foot traffic, excellent visibility, Flatiron views, and ample parking year round.

- Very visible retail space available for lease
- Up to 5,059 SF available
- Divisible to approximately 1,957 SF
- Located at the front of the shopping center
- Excellent opportunity for signage
- Great visibility and location within the center
- Ample, free parking

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THE W.W. Reynolds COMPANIES

P. 303-442-8687
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629K SOUTH BROADWAY, BOULDER, CO 80305

# DETAILS

**SIZE**
5,059 SF*

**RENT**
$25 NNN

**AVAILABLE**
Immediately

**EST. OP EX**
$10.50 / SF (not including utilities)

## SPACE NOTES

Looking to be seen from every passing car along South Broadway? Lease this very visible retail space that sits at the front of Table Mesa Shopping Center and provides an outstanding opportunity to be seen by traffic heading both north and south along South Broadway. Join the multitude of other great retailers at Table Mesa Shopping Center and enjoy heavy pedestrian and vehicle traffic counts, three points of entry and access to an outdoor roof deck.

*This space can be split into two smaller retail suites consisting of approximately 3,102 SF & 1,957 SF.

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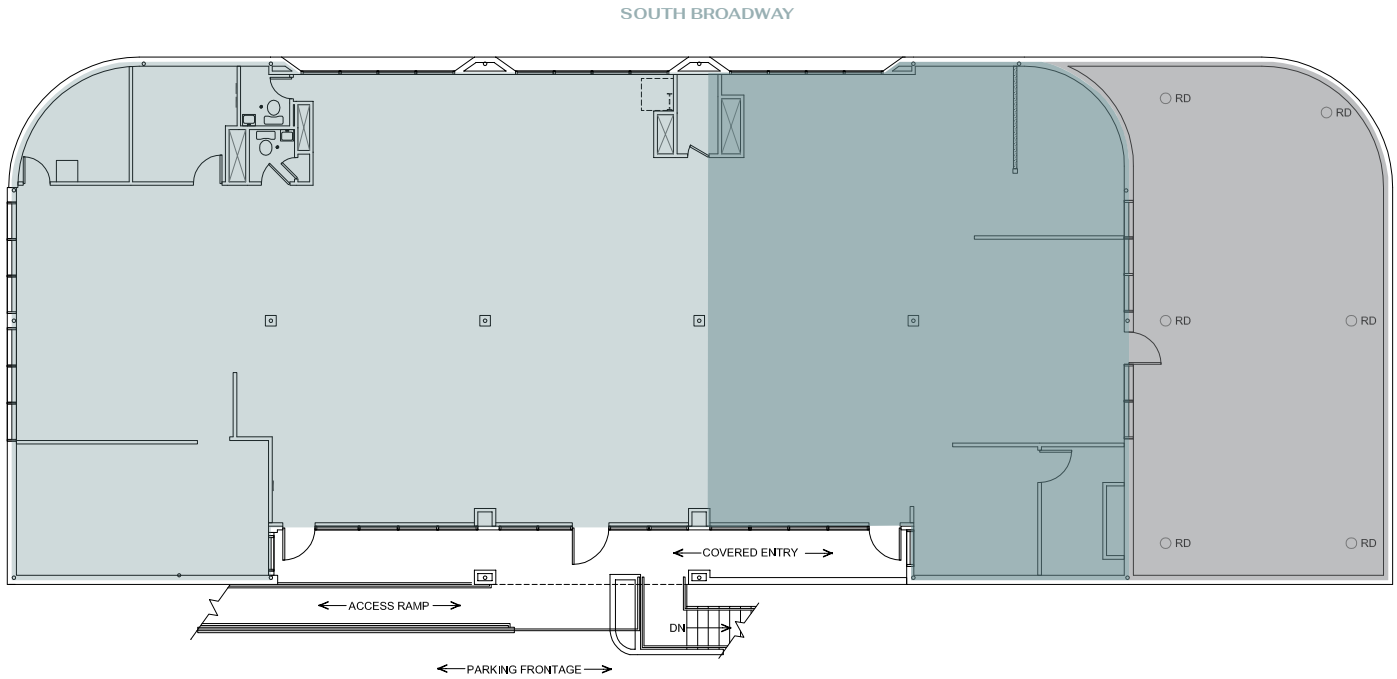
# FLOOR PLAN




POTENTIAL SUITE 629J | 3,102 SF

POTENTIAL SUITE 629K | 1,957 SF

OUTDOOR DECK

## SIZE
5,059 SF

## RENT
$25 NNN

## AVAILABLE
Immediately

## EST. OP EX
$10.50 / SF (not including utilities)

## ADDITIONAL NOTES

This mostly open retail space is a touch over 5,000 SF, contains three offices and private rest rooms within the space, providing lots of flexibility. The space boasts excellent visibility along the frontage of South Broadway, a wonderful opportunity for signage, ample parking, fantastic flatiron views, access to an outdoor patio, and large storefront windows on both the east and west facing sides of the space.

*Divisible into two smaller suites of approximately 1,957 SF & 3,102 SF.

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## LOCATION NOTES

South Boulder's premiere retail shopping center is home to a wide variety of shopping, grocery, specialty retail and restaurants. Well situated on the signalized corner of Broadway & Table Mesa Drive providing high traffic and pedestrian counts as well as excellent visibility.

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