

Office Condominiums For Sale or Lease

Kellcourt Condominiums

1909 26th Street, Boulder, CO 80302

The Kellcourt Building

Honored by the Historic Boulder Inc. with the 2008 Award of Merit.
OZ Architecture designed in central Boulder.

New urban influence with

- high ceilings
- abundant natural light
- indoor/outdoor spaces
- open and fluid floor plan

Must see space to fully appreciate unique style and flexibility.



1Q2009 - Xceligent # - 528760

Property Highlights

Space Available:

PRICE REDUCED ! Owner Financing Avail.!

Suite 2a - 2,336 RSF \$724,160 (\$310/sf)

Suite 2b - 2,848 RSF \$882,880 (\$310/sf)

Entire 2nd floor - 5,184 RSF \$1,607,040(\$310/sf)

Owner will finance up to \$500,000 at 5.0% interest for 5 years

Year Built:

2005

Zoning:

BT-1

Taxes:

2a: \$14,634 **2b:** \$17,294

Property Type:

Office/Medical

Lease Rate:

Special Introductory first year rate !

\$12.00 NNN

Building Size:

14,700 sq. ft.

Parking:

Reserved on-site parking (no add'l charge)

Floors:

2

OA Dues:

\$6.52/RSF (taxes & interior janitorial extra)



Danny Lindau 303-449-2131 x 118

danny@coloradogroup.com



Sallie L. Taylor 303.444.9771 x.19

sallie@boulderrealestate.com

The Colorado Group, Inc. • 303.449.2131 • www.coloradogroup.com
3434 47th Street • Suite 220 • Boulder, CO 80301

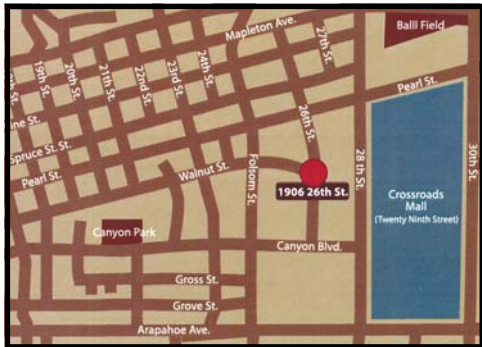
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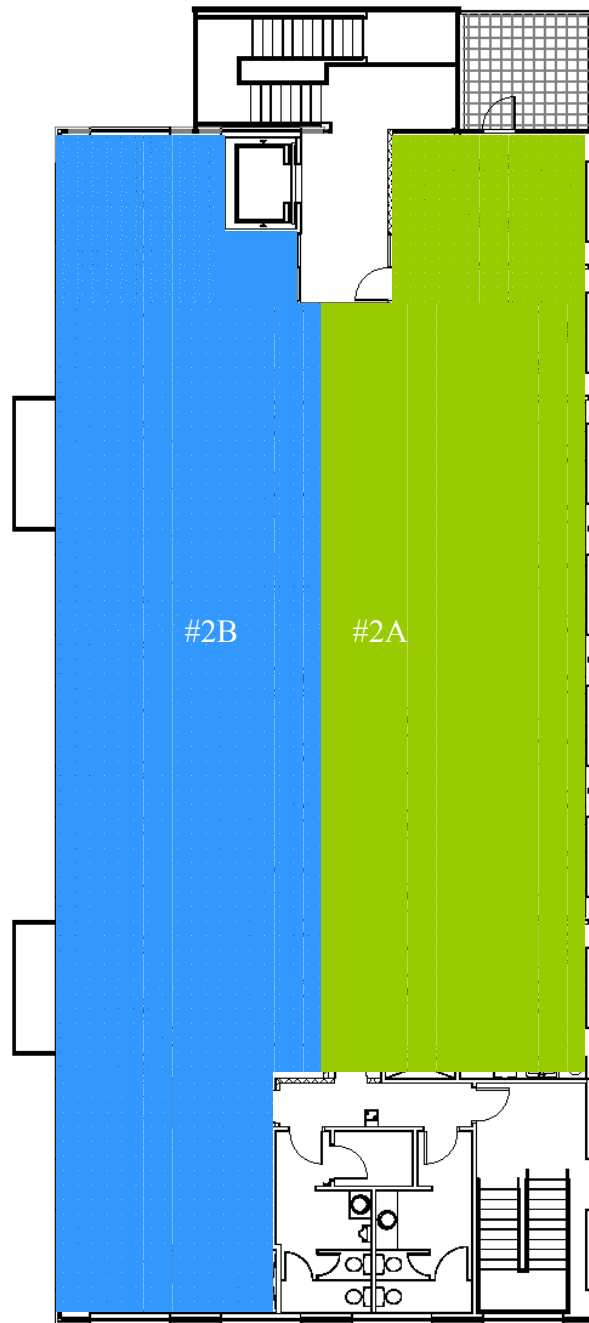
Entry



Office Space



Location Map



Second Floor

Danny Lindau
dilindau@coloradogroup.com

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