

# FOR LEASE

2523 Broadway  
#203  
Boulder, CO 80304

## FOR LEASE:

Space Available: 1,805 SF  
Lease Rate: **\$22.00/SF**  
Lease Type: **Modified Gross**  
(Tenant pays electric)  
Building SF: 10,800 SF  
City/County: Boulder/Boulder  
Year Built: 2002  
Construction: Brick with Steel Frame  
Parking: 5 Reserved Spaces  
# of Floors: Three  
Elevator: Yes  
Available: Immediately  
Notes: 5 RESERVED SPACES  
IN COVERED PARKING PLUS  
3 UNRESERVED SURFACE  
SPACES.



## REMARKS:

*Elevator serviced building with office suite for professionals seeking quality space in great location. Reception with work area, 5 offices, kitchen/lounge, and storage. Lots of natural light, outdoor deck and Northwest views. Covered parking.*

*Close proximity to Pearl Street Mall, Boulder Community Hospital, and popular restaurants and service retail in immediate vicinity. Medical allowed.*

*Floor plan attached.*

## **For Additional Information Contact:**

BARBARA ROSENTHAL (x.14)

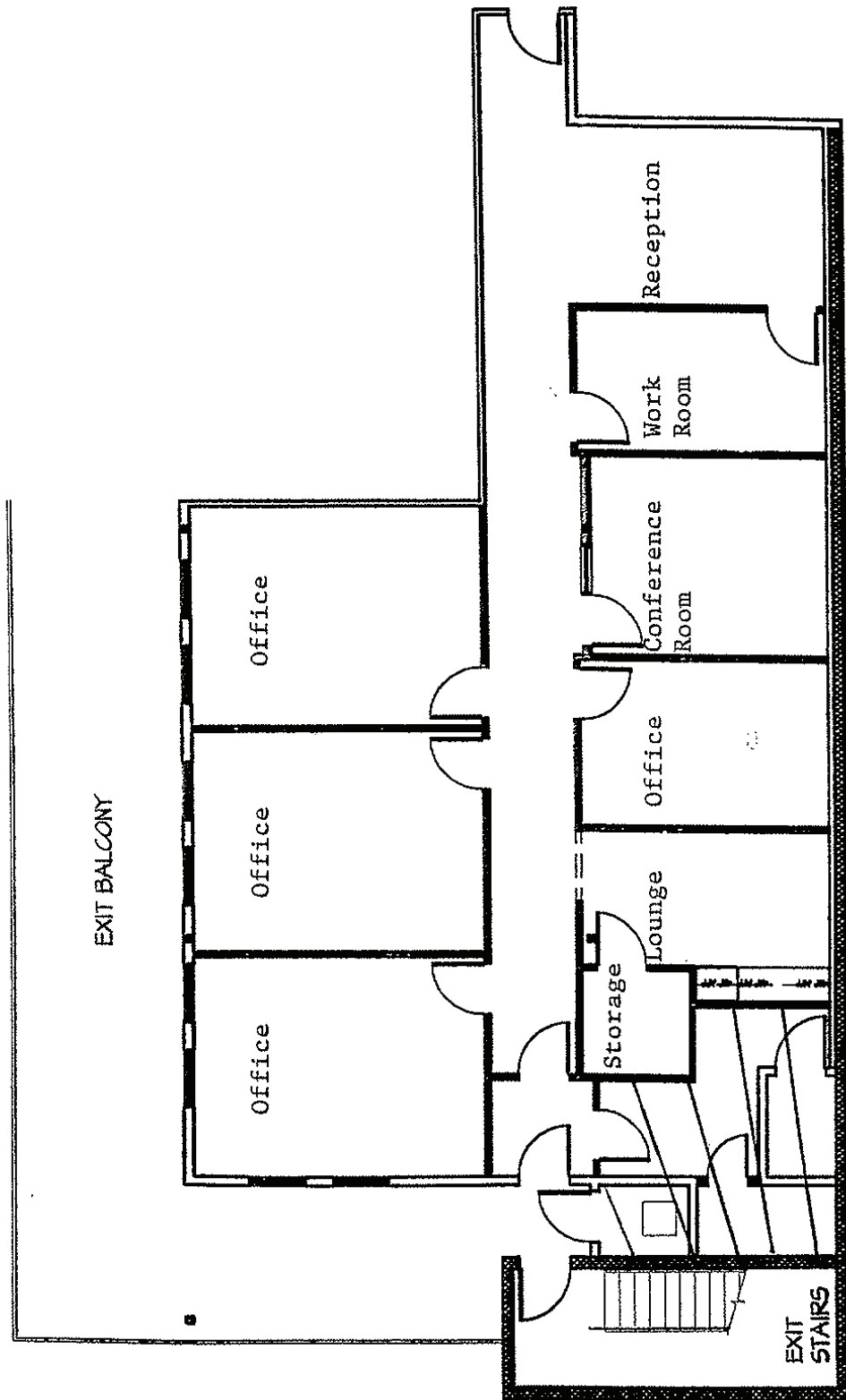
OFFERED BY

**IRWIN & HENDRICK** RE

COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

The information above 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. It is your responsibility to independently confirm its accuracy and completeness.



2523 BROADWAY - UNIT 203  
BOULDER COLORADO

# IRWIN & HENDRICK LTD.

COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

The information above 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. It is your responsibility to independently confirm its accuracy and completeness.