

FOR LEASE

**1625 Folsom St.
Boulder, CO 80302**

FOR LEASE:

Premises: #1625
Space Available: 880 sf
Lease Rate: \$22.00/sf NNN
Expenses: \$5.40/sf/yr

Building SF: 4,429 sf
Lot SF: 11,304 sf
City/County: Boulder/Boulder
Zoning: BT-2
Year Built: 1967
Construction: Frame/Brick Veneer
Lease Term: Through 09/30/11, with a two-year option

Parking: On-site and in back
of Floors: One
Elevator: No
Heating/AC: 100%
Available: Immediately



REMARKS:

Hard-to-find, small retail space with incredible signage on Folsom St., a major commuting street to the University of Colorado. Formerly a chiropractic office with three private offices, reception area, storage space, open area, and handicapped accessible restroom. Two-year option available.

Updated 6/24/10

For Additional Information Contact:

SALLIE TAYLOR

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