

FOR LEASE

**2430 Broadway, Ste. 200
Boulder, CO**

FOR LEASE:

Space Available: Ste. 200 - 2,000 sf
Lease Rate: \$16.00/sf NNN
Expenses: \$5.00
Utilities: Included in Expenses

Legal Description: Boulder North, Lots 1,2
and pt. of 3 Blk 3

Year Built: 1980
Building Area: 5115 sf
Land Area: 12,600 sf
Zoning: BT-2
Business Transitional 2

City/County: Boulder/Boulder
Parking: 19 spaces on-site
Signage: Pedestal signage on
Broadway
Available: Now



REMARKS:

Office/medical building located on the east side of Broadway, just south of Community Plaza Shopping Center between Portland and High Streets. Take advantage of signage along Broadway! Three-story brick building with wrap-around decks.

Suite 200 has six private offices, some of which open onto private wrap-around decks, private restroom, and coffee bar. Recently remodelled

Updated 6/24/10

For Additional Information Contact:

SALLIE TAYLOR

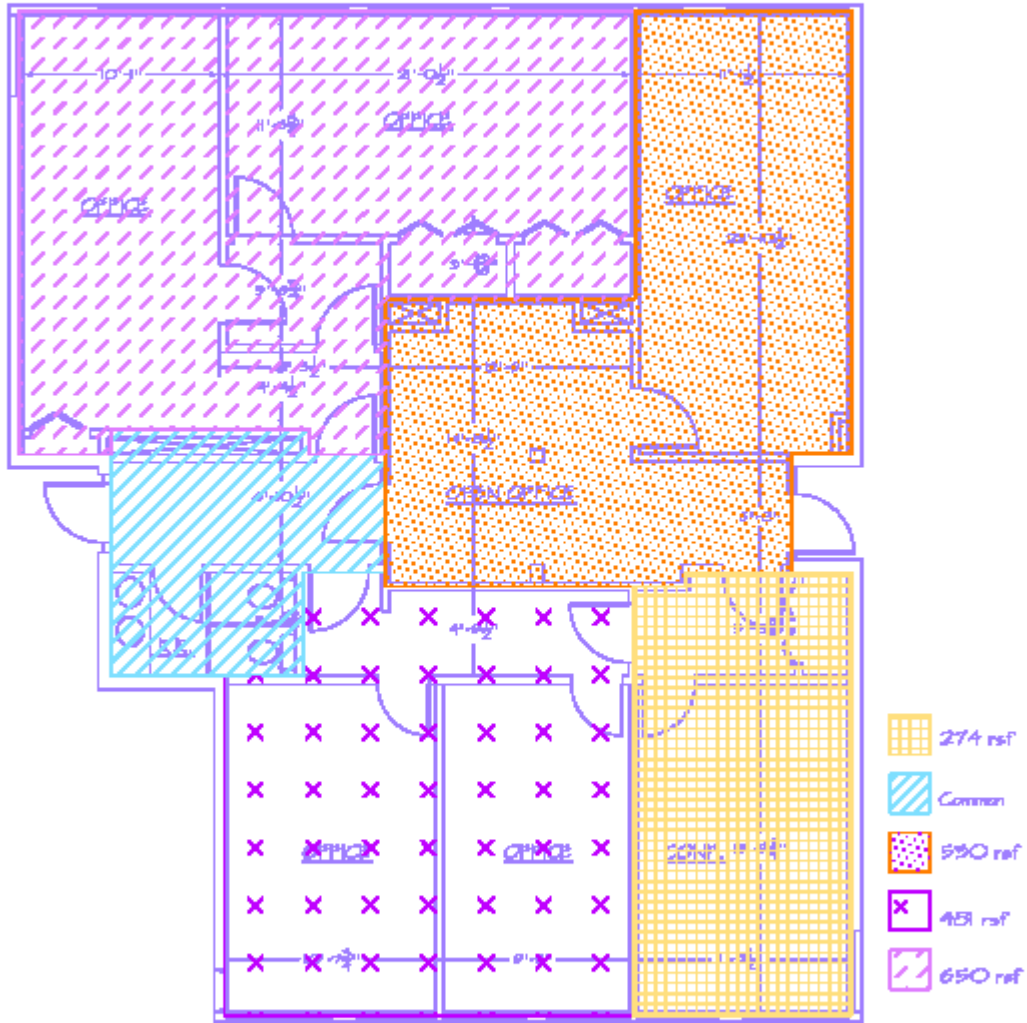
OFFERED BY

IRWIN & HENDRICK

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.



2430 BROADWAY BLVD., #200
PARTIAL AS-BUILT

01/29/07
SCALE: 1/8"=1'-0"
8' 4' 2' 0'

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