



CENTRAL BOULDER OFFICE CONDO FOR LEASE/SALE

5485 Conestoga Court, Boulder, CO 80301

Great central Boulder office condo for sale or lease. Easy access to 55th Street and Arapahoe Road. Shower, elevator and operable windows. Creative and open floorplan with a kitchen, built out offices and conference rooms. Common area lobby. Flexible lease terms. Monthly rent includes utilities through the HOA fee. Tenant is responsible only for internet service.

FEATURE HIGHLIGHTS

-  Central Location
-  Natural Light
-  Flexible Zoning
-  Parking
-  Kitchenette
-  Quiet

PROPERTY OVERVIEW

SUITE 220	1,536 RSF*
SALE PRICE	\$290,000
LEASE RATE	\$2,750 FSG
EXPENSES (EST)	Included in gross rent
AVAILABLE	Immediately
PARKING	On-site
LEASE TERM	Negotiable
ZONING	IG

**Source- Owner*

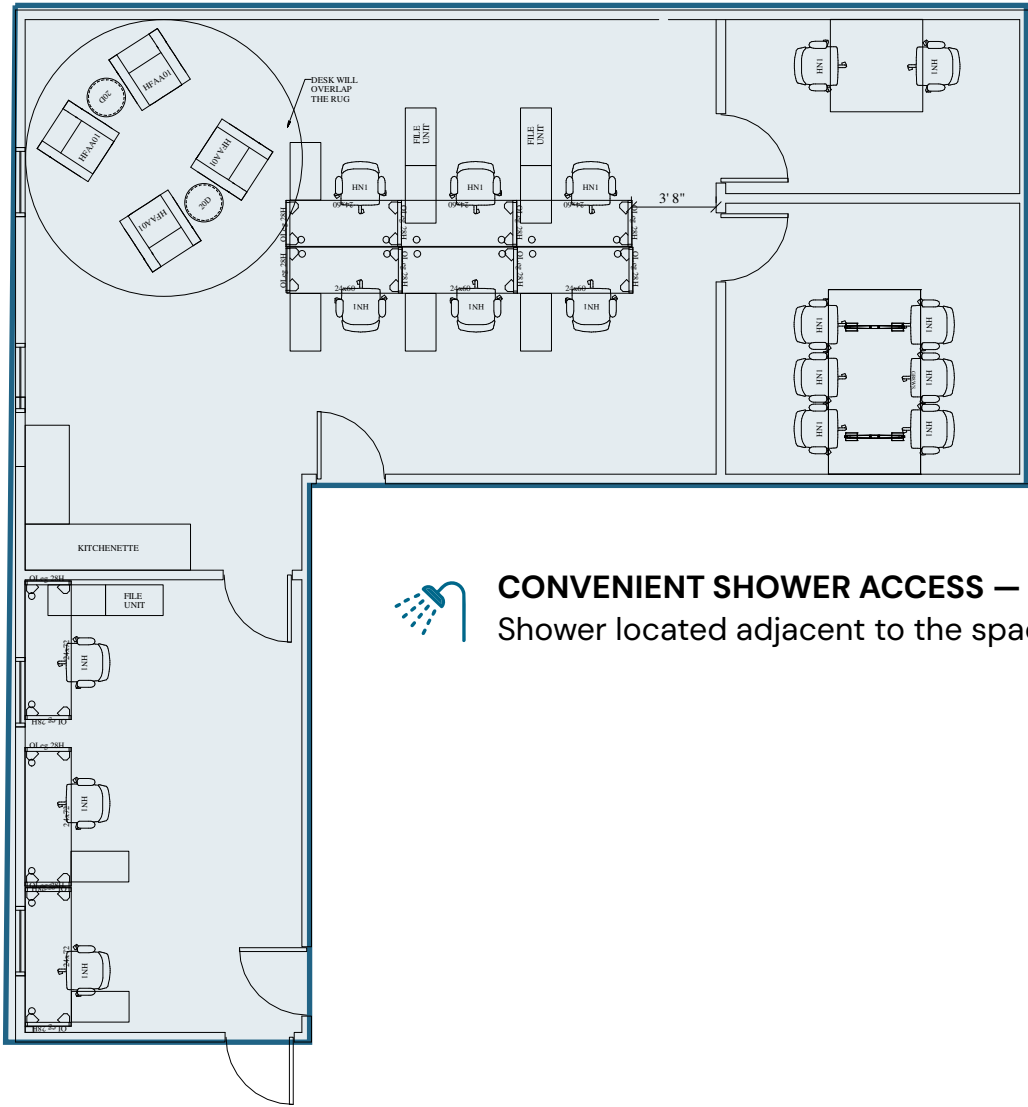
FOR MORE INFORMATION:



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Principal / Managing Broker
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PROPERTY FLOOR PLAN

SUITE 220: 1,536 RSF



CONVENIENT SHOWER ACCESS —
Shower located adjacent to the space.



PROPERTY LOCATION

