



Steel Yards Office Condo  
**FOR SALE**  
 3020 Carbon Place, Suite 205  
 Boulder, CO 80301

## PROPERTY HIGHLIGHTS

**Steel Yards is a mixed-use development** combining retail, office, service industrial, light industrial spaces, market-rate residential, and affordable residential in a live-work neighborhood. Planned, entitled, and designed by Coburn Development, Inc., this project extends the town’s commercial core into ten acres of land connected by transit, pedestrian, and vehicular access. A rich architectural vocabulary features buildings with a strong street presence at the project perimeter and pedestrian-scaled spaces within the neighborhood. Suite 205 features 3 private offices, 1 conference room, and open work space with concrete floors and open ceiling. There is a ton of natural light with mountain views.

<b>Suite 205</b>	2,579 RSF (approximate + includes common areas)
<b>Timing</b>	Immediately
<b>Sale Price</b>	\$902,650 (\$350/SF)
<b>Parking</b>	4 Designated Spaces
<b>Zoning</b>	BT-1
<b>Property Taxes</b>	\$25,220.86/Year
<b>OA Dues</b>	\$23,748.72/Year



Elevator



Central location



Kitchenette/  
Break area



Near bike path



On-site parking



Near restaurants

FOR  
 MORE  
 INFORMATION

**Scott Crabtree**, MBA LEED®AP  
 Senior Commercial Broker  
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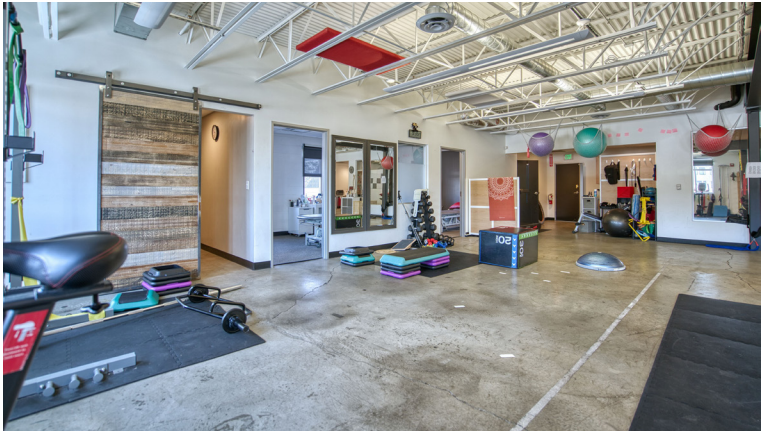
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Colorado Group

## PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

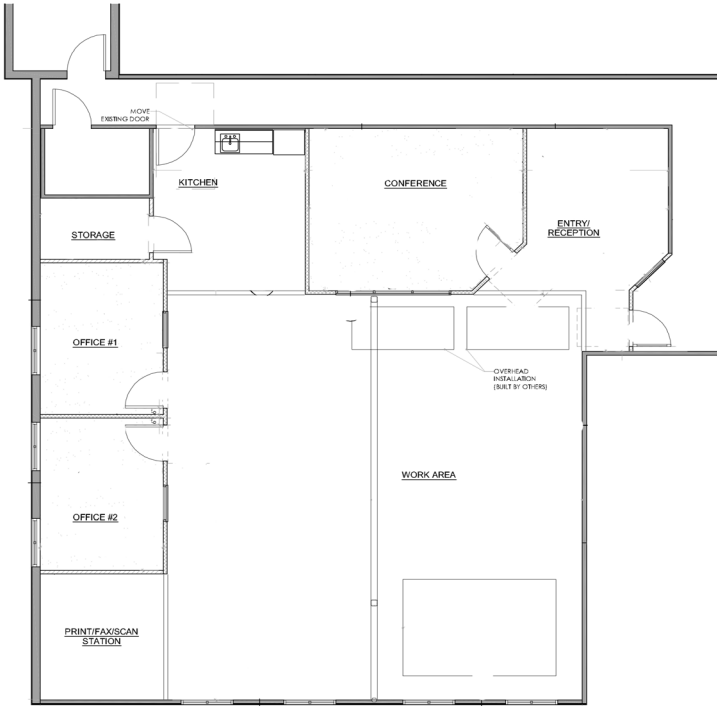
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

