



OFFICE SPACE FOR
SALE/LEASE

1530 Lee Hill Dr. Unit 7, Boulder, CO 80304

PROPERTY HIGHLIGHTS

Own your workspace in one of Boulder's most desirable neighborhoods. This office condo offers the perfect balance of convenience, comfort, and long-term value.

Prime Location: Situated in highly sought-after North Boulder, just a short walk to neighborhood shops, cafés, and restaurants—only 5 minutes to Central Boulder.

Comfort & Privacy: Enjoy a private entrance off a quiet street, abundant natural light throughout, and a peaceful professional setting.

Functional Layout: Includes two professional offices with a welcoming waiting room, ideal for therapists, bodyworkers, consultants, or small teams.

Versatile Use: The space also lends itself beautifully to creative professionals. Perfect as a professional studio for recording or social media content creation.



Natural Light



Near Coffee Shop



Near Restaurants



Quiet



Visibility/Location

Unit 7	734 RSF
Sale Price	\$324,000
Lease Rate	\$1,800/ month FSG
Availability	Immediately
Lease Term	Negotiable
Zoning	BC-1
Parking	Street



FOR MORE INFORMATION

Jason Kruse, CCIM
Principal/Managing Broker
303.449.2131 ext 149
jason@coloradogroup.com

Tom Roling
Commercial Broker
303.449.2131 ext 115
tom@coloradogroup.com

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Colorado
Group

PROPERTY PHOTOS



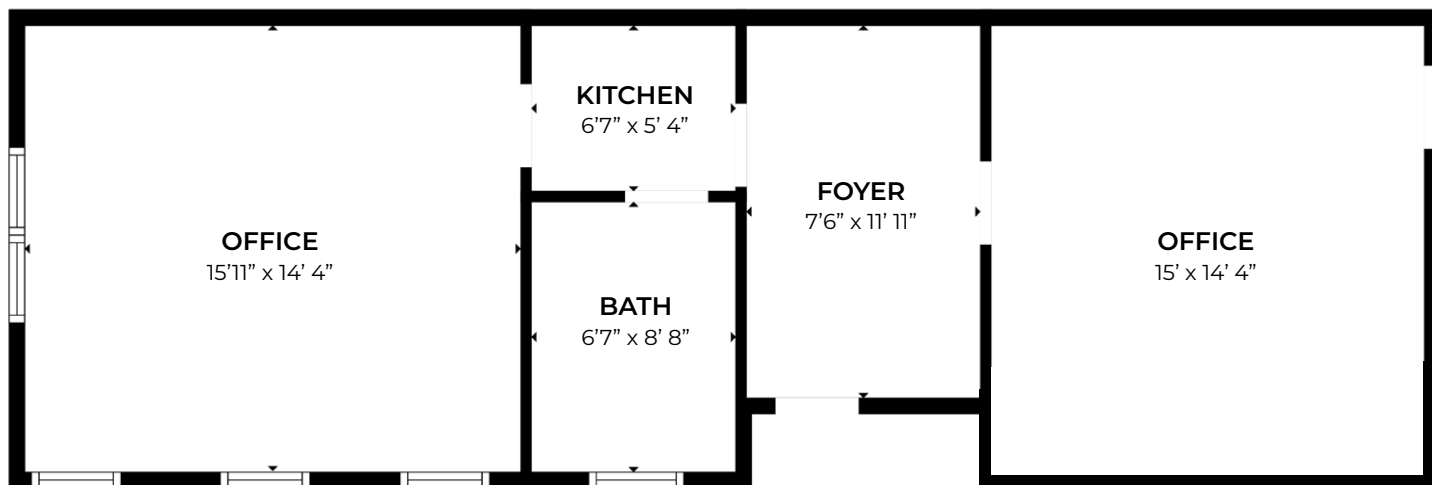
For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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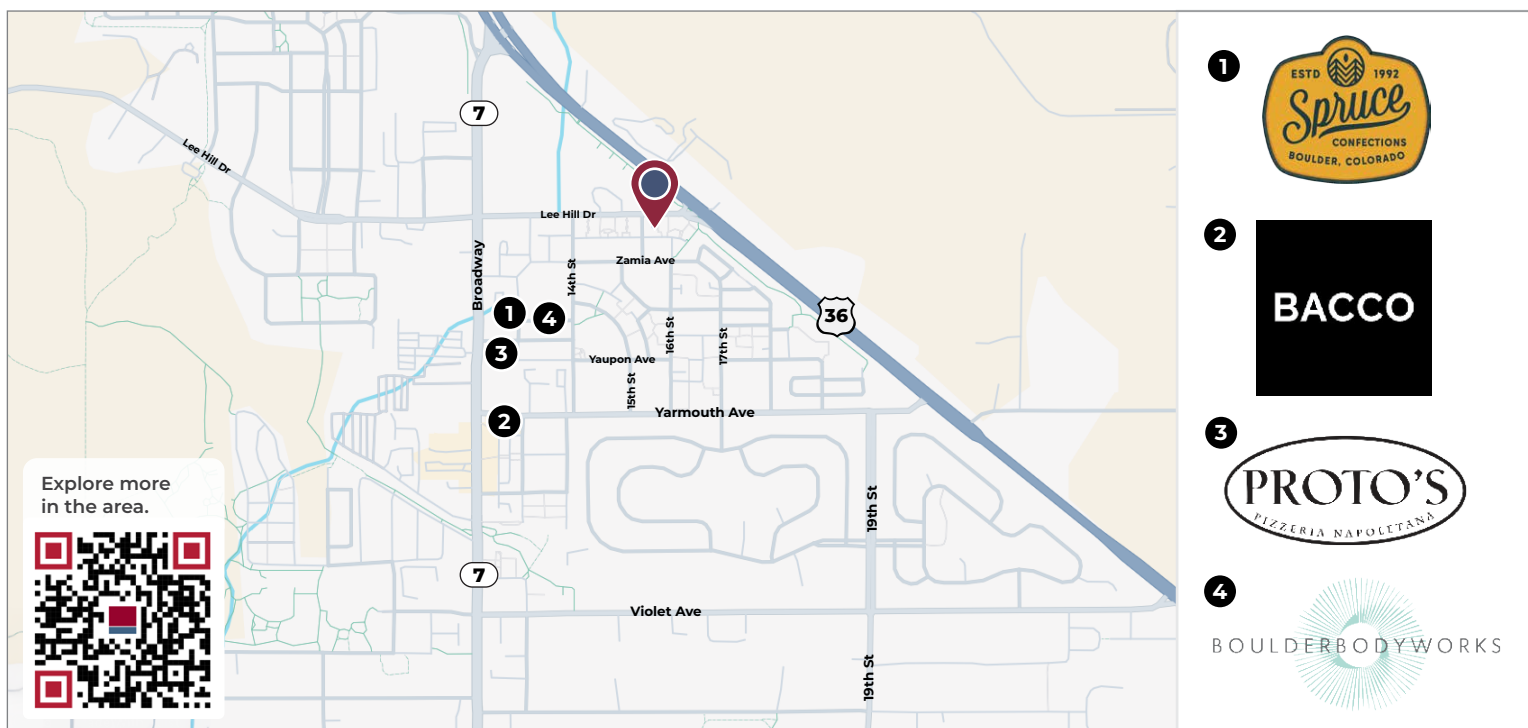
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PROPERTY FLOOR PLAN



PROPERTY LOCATION

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