



STEEL YARDS OFFICE CONDO FOR SALE

3020 Carbon Place, Boulder, CO 80301

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.

FEATURE HIGHLIGHTS

-  Elevator
-  Central Location
-  Kitchenette/
Break area
-  Near Bike Path
-  On-site Parking
-  Near Restaurants

PRICE IMPROVEMENT
\$567,500 | \$220/SF

PROPERTY OVERVIEW

SUITE 205	2,579 SF* (approximate + includes common areas)
SALE PRICE	\$902,650 \$567,500(\$220/SF)
AVAILABLE	Immediately
ASSOCIATION DUES	\$9.21/SF (2026)
PROPERTY TAXES	\$25,220.86/Year
PARKING	4 Designated Spaces
ZONING	BT-1

**Source - Current Owner*

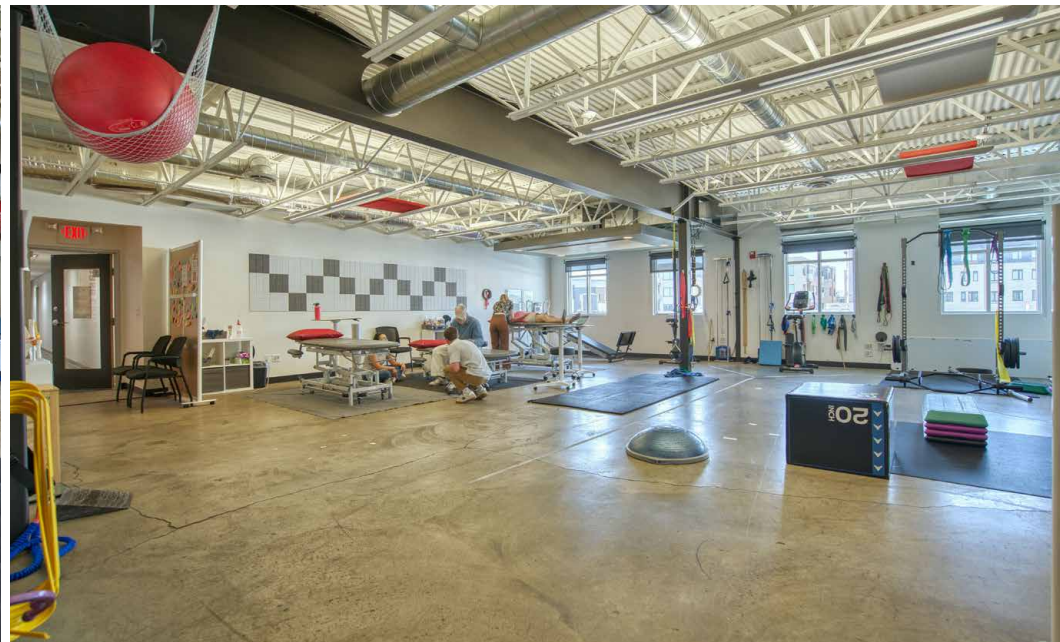
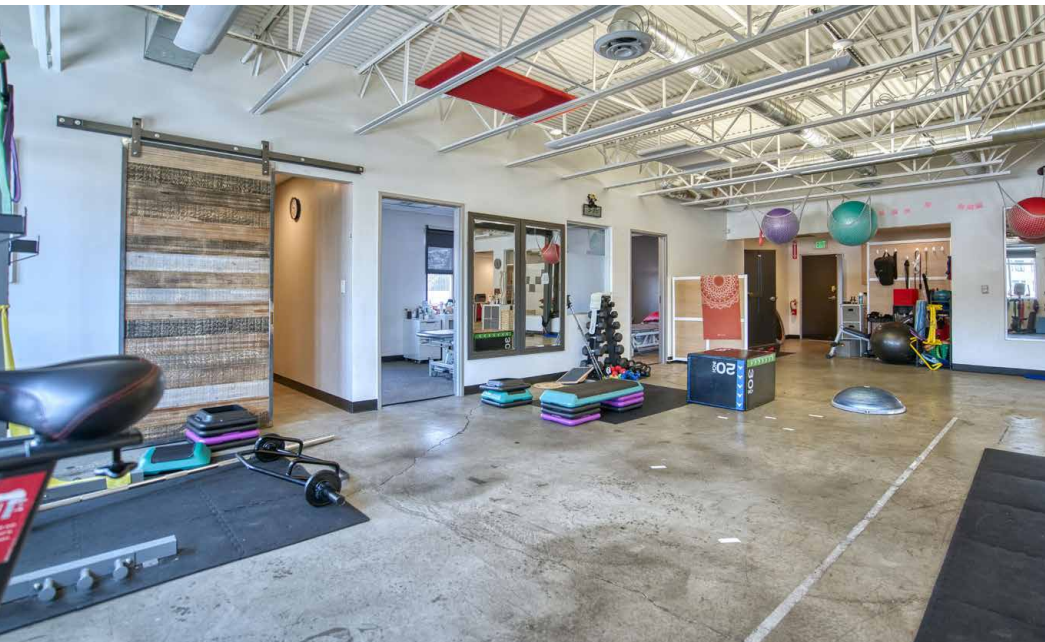
FOR MORE INFORMATION:

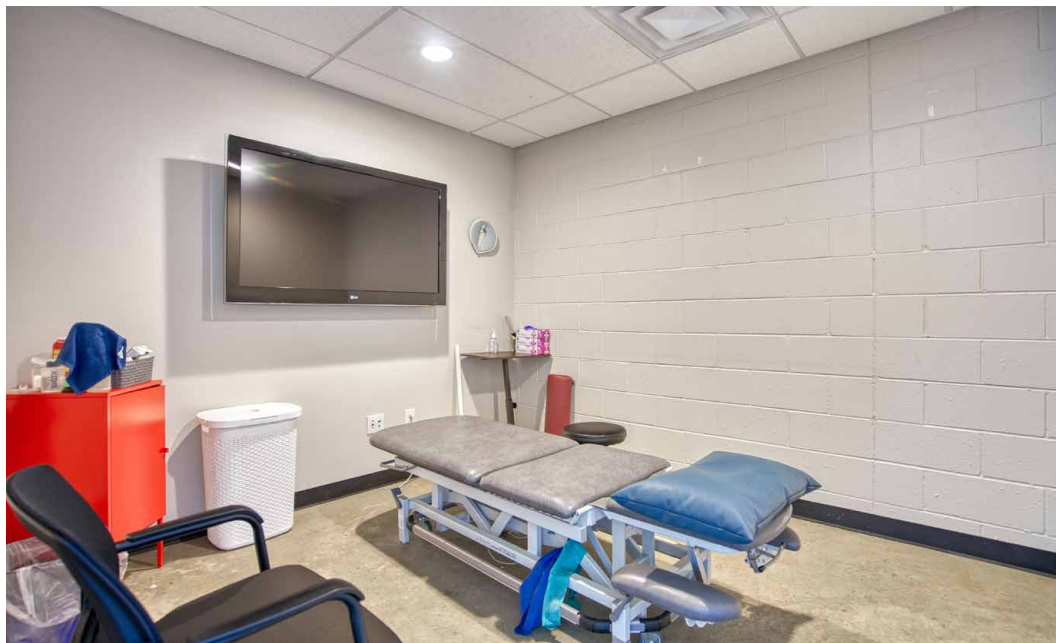
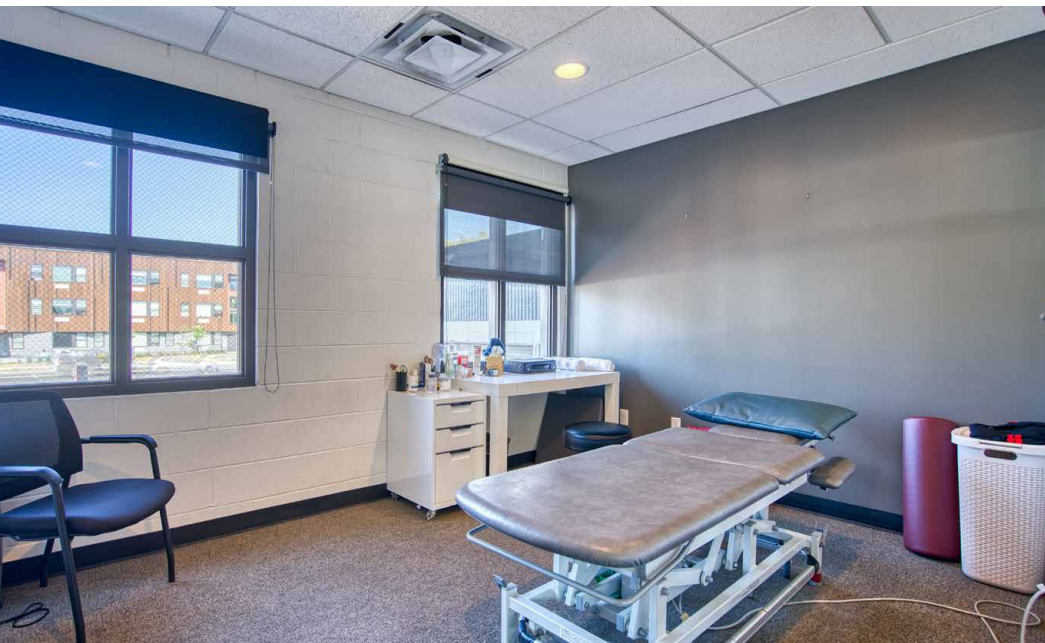
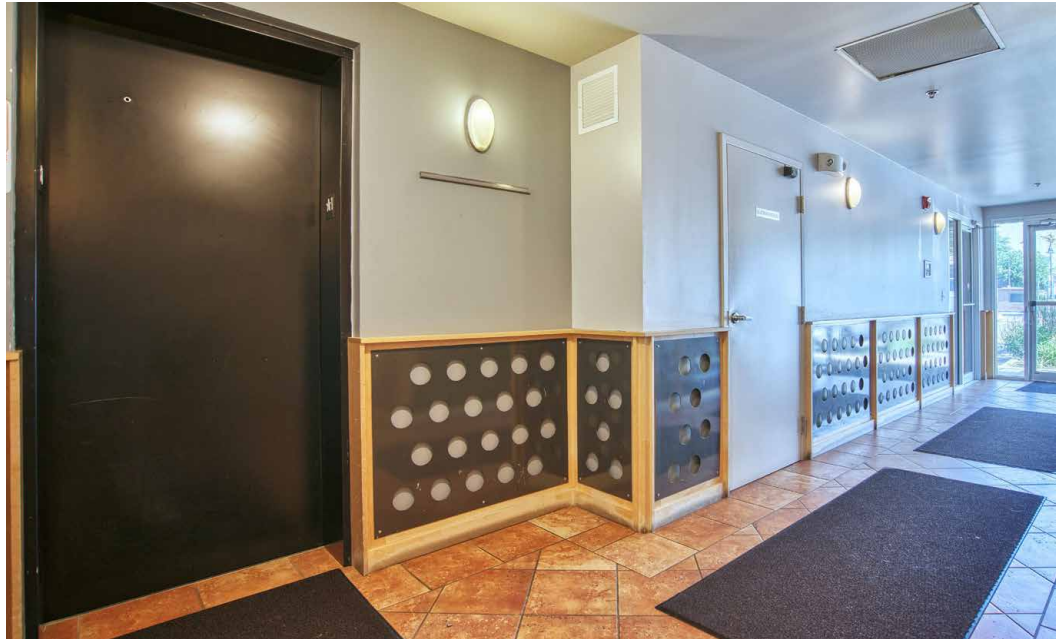


Liz Amaro Nyiri
Commercial Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

Scott Crabtree
MBA LEED®AP
Senior Commercial Broker
303.449.2131 ext 125
crabtree@coloradogroup.com

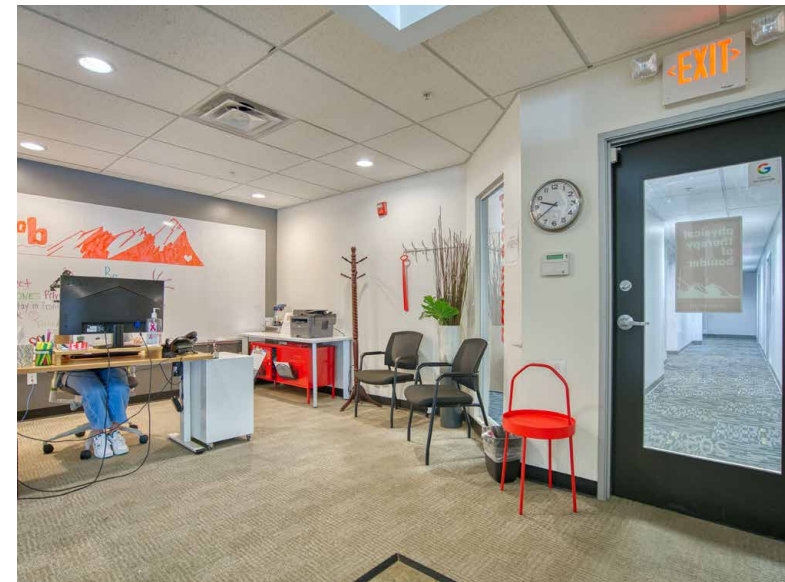
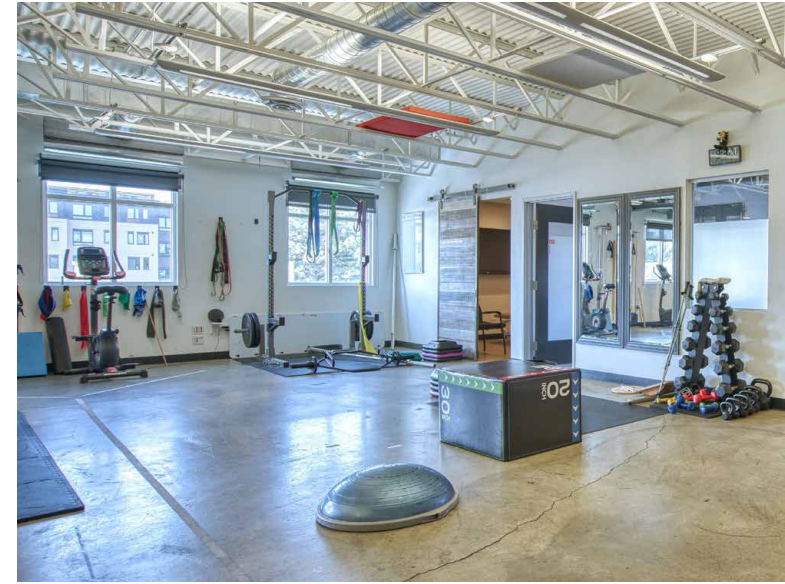
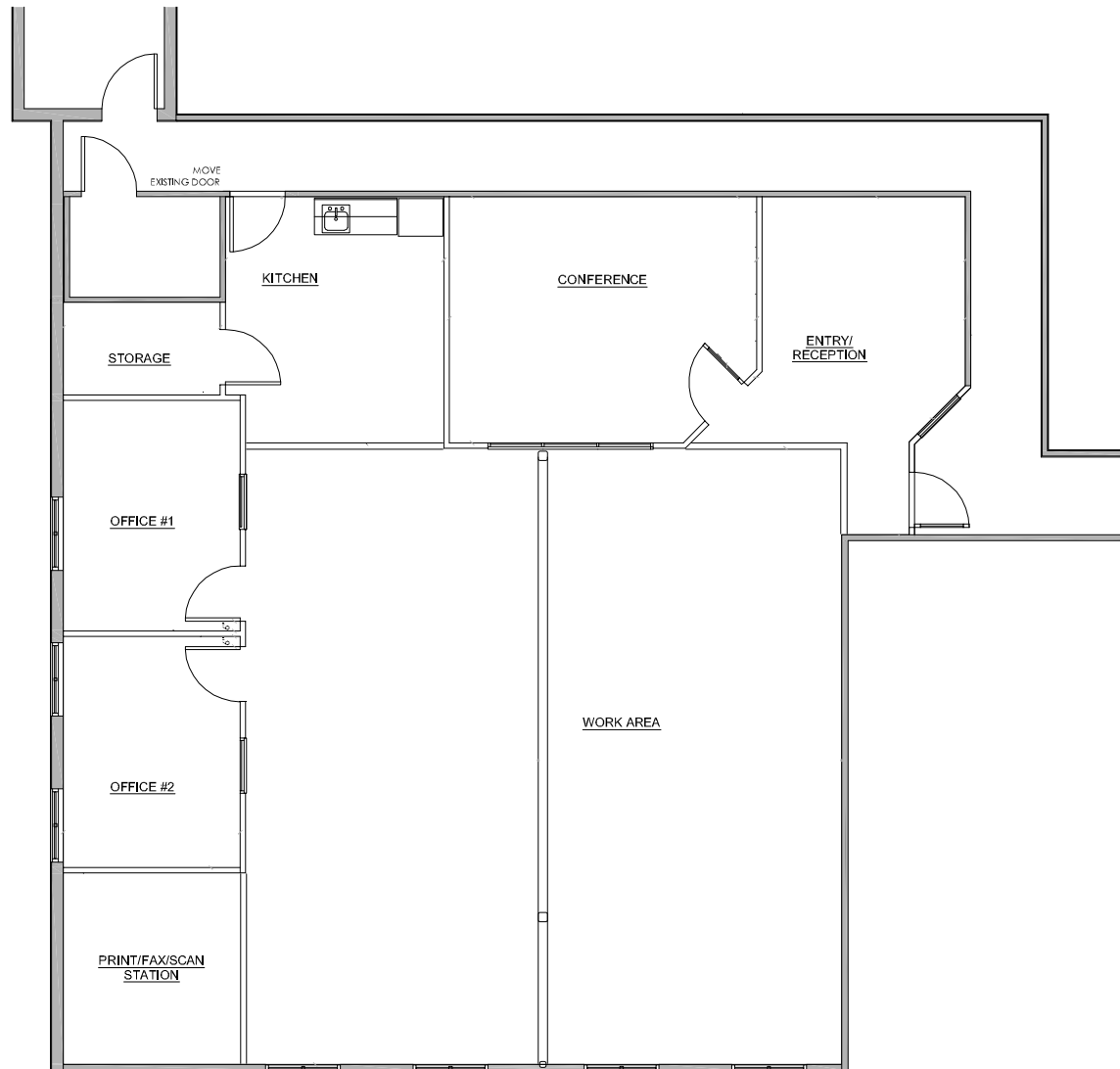






PROPERTY FLOOR PLANS

SUITE 205: 2,579 SF



PROPERTY LOCATION

Explore more in the area.

1

E Source
ABL&Co.
TAX & ACCOUNTING

RINNOVA

Arch 11

JALBER
DENTAL STUDIO

2

HYATT PLACE

zeal

christy sports

Michael's

PETCO

3

WHOLE FOODS MARKET

BARNES & NOBLE

TARGET

