



**CENTRAL BOULDER OFFICE
FOR SALE OR LEASE**
1400 Folsom St., Boulder, CO 80302

PROPERTY HIGHLIGHTS

Situated adjacent to Boulder Creek and its scenic Bike Path, this ground floor office unit offers a refreshing work environment. Recently upgraded, it boasts attractive wood flooring and a convenient kitchenette. For relaxation or informal meetings, there's a private outdoor patio/seating area available. Practicality hasn't been overlooked either, with seven deeded parking spaces in the covered on-site garage. This office space combines natural beauty with modern amenities, providing an ideal setting for any business looking for a unique and inspiring workplace.

Suite 101	1,668 SF
Sale Price	\$800,000
Lease Rate	\$25.00/RSF NNN
Parking	7 deeded covered parking spaces

- Near bike path
- On bus route
- Near restaurants
- Natural light
- Private Patio
- Central Boulder location
- Near shopping
- 7 deeded parking spaces
- New high-end finishes

FOR MORE INFORMATION



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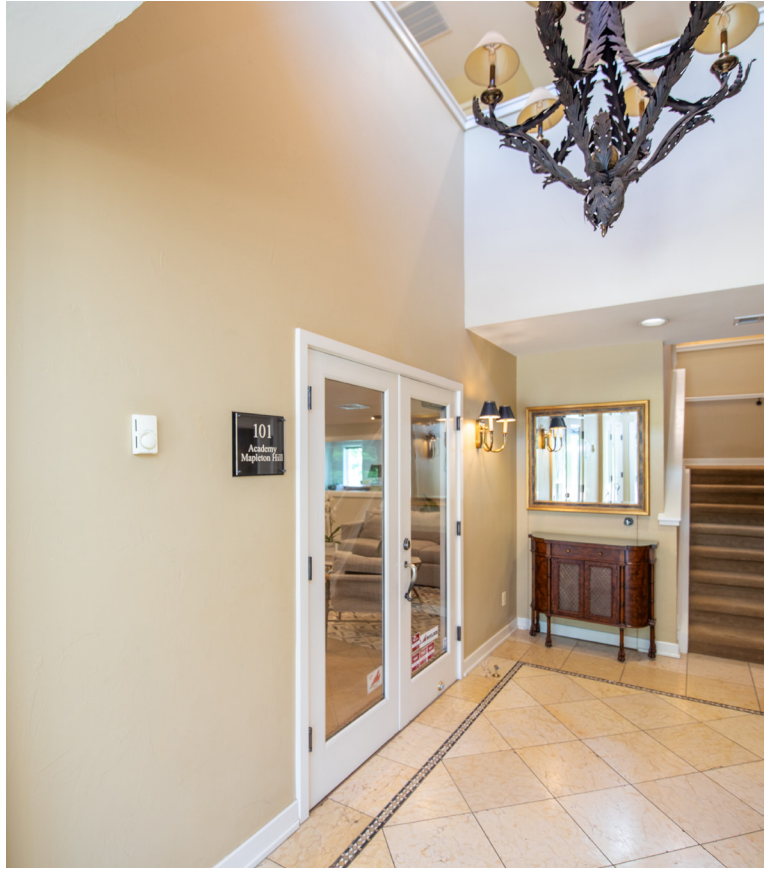
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CENTRAL BOULDER OFFICE CONDO FOR SALE OR LEASE

1400 Folsom Street, Suite 101, Boulder, CO 80302



PROPERTY PHOTOS



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

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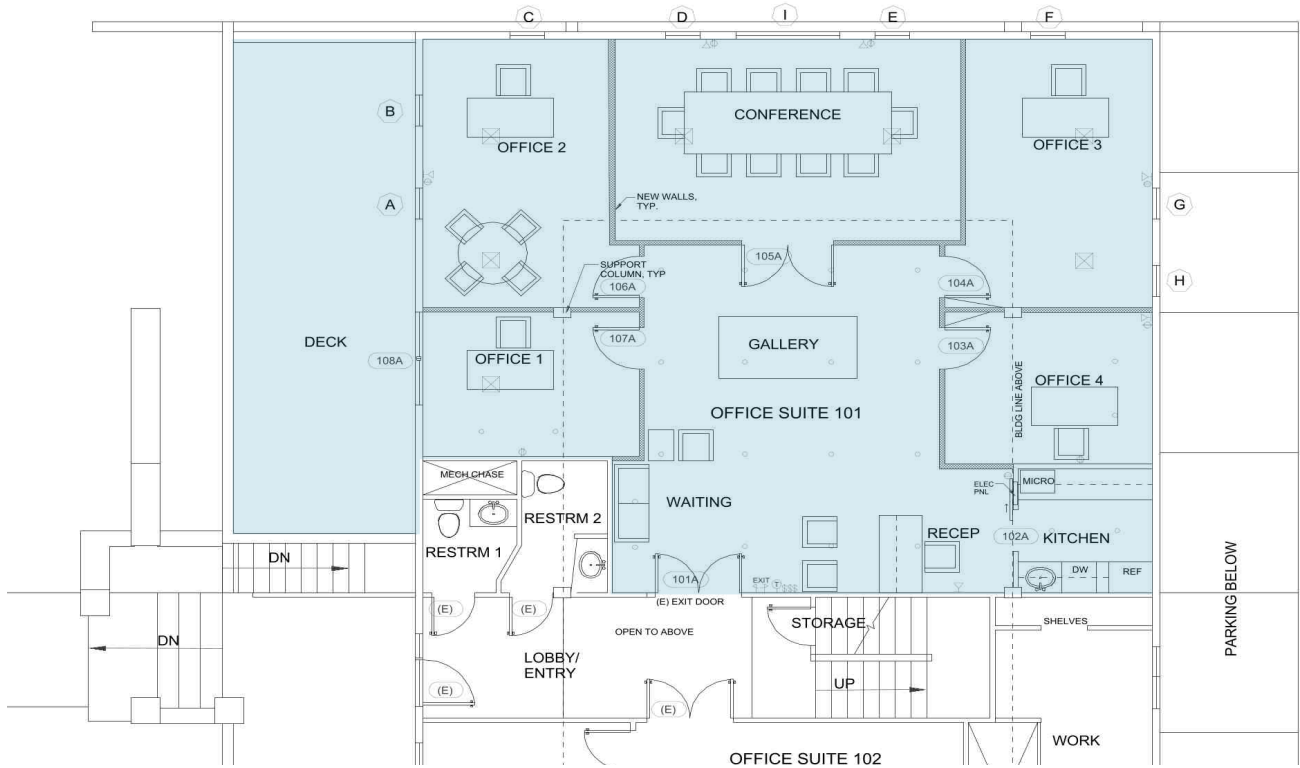
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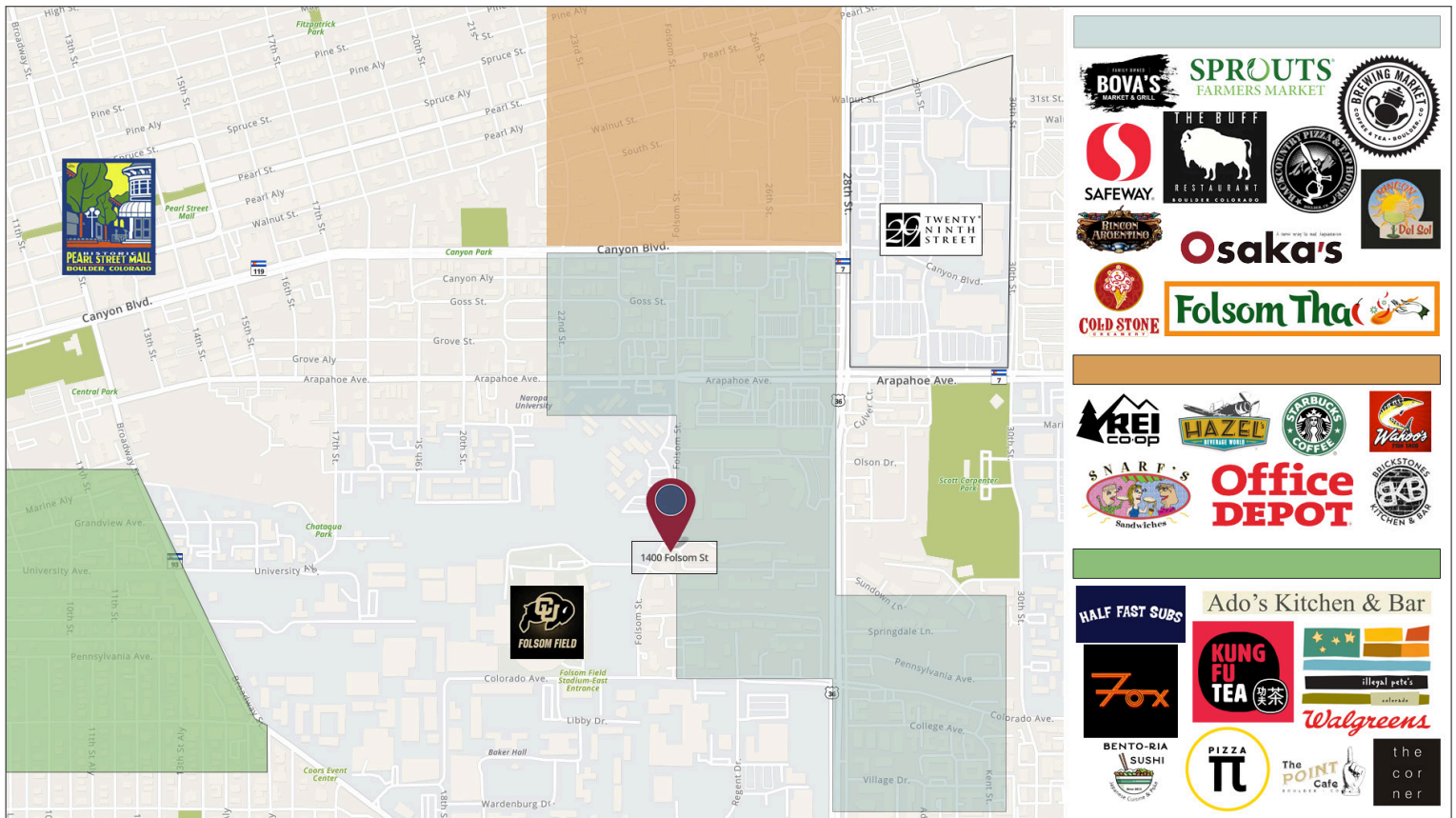
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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