

REDUCED LEASE RATE

*Promotional rate for 6 months on a 3-year lease

OFFICE SPACE FOR LEASE

2560 28th Street, Boulder, CO 80302

PROPERTY HIGHLIGHTS

Nestled in the heart of a bustling area, this modern office space available for lease on 28th Street is a prime location for businesses looking to thrive.

The 1st floor features a creative open work place with private offices and conference room(s) on the perimeter. 2nd floor plan consists of four private offices, one conference room, and one large break room / kitchen, and is equipped with a shower for commuters and athletes. Within walking distance, you'll find the Villa Shopping Center, Boulder Rock Club, Movement Climbing Gym, The YMCA, Rayback Collective, and Whole Foods, among other vibrant amenities. This office space not only offers convenience but also the opportunity to immerse your business in a community known for its dynamic lifestyle and wellness culture. Whether you're stepping out for a quick climbing session, grabbing a healthy bite, or networking at a local event, this location puts you at the center of it all.

Suite 101/102	5,370 RSF
Suite 201	3,656 RSF
Timing	Immediately
Lease Rate	\$19.00/RSF * \$12.00/RSF NNN
Expenses (Est)	\$17.26/RSF
Parking	2.8:1,000
Zoning	BC-2

TI is available and negotiable.

**Colorado
Group**

FOR MORE INFORMATION

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

Maureen Espinoza, J.D.
Principal/Broker Associate
303.449.2131 ext 123
maureen@coloradogroup.com

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



On Goose Creek Path



On Bus Route



Near Restaurants



Elevator Onsite



On-Site Parking



Eco-Pass Provided

OFFICE SPACE FOR LEASE

2560 28th Street, Boulder, CO 80302



PROPERTY PHOTOS - SUITE 101/102



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

OFFICE SPACE FOR LEASE

2560 28th Street, Boulder, CO 80302



PROPERTY PHOTOS - SUITE 201



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

OFFICE SPACE FOR LEASE

2560 28th Street, Boulder, CO 80302

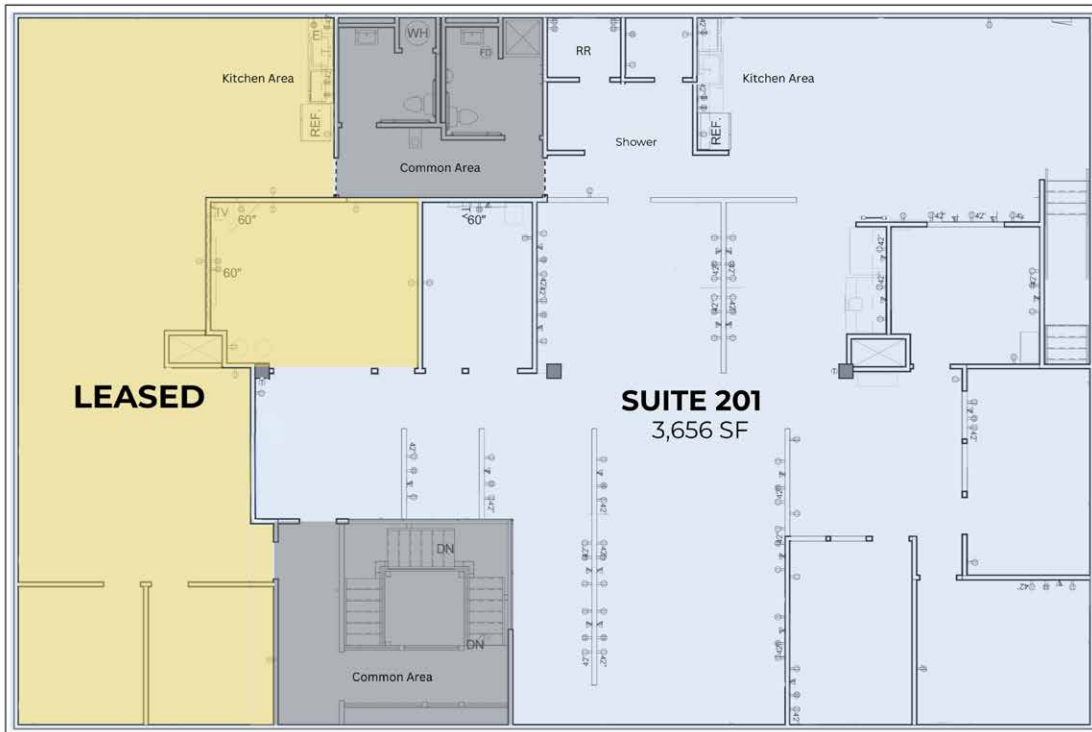


PROPERTY FLOOR PLAN

SUITE 101/102



SUITE 201



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

OFFICE SPACE FOR LEASE

2560 28th Street, Boulder, CO 80302



PROPERTY LOCATION

Map showing the location of 2560 28th Street in Boulder, CO. The map includes street names such as Valmont Rd, 28th St, Foothills Pkwy, and Walnut St. A red pin marks the property location. Surrounding businesses are highlighted with colored overlays.

Businesses shown on the map include:

- THE RAYBACK BOULDER, CO
- Cher's Thai
- NATURAL GROCERS
- enterprise
- BOULDER NISSAN
- Whole Foods Market
- FRINGE
- BARNES & NOBLE
- Walgreens
- Google
- target
- ROADHOUSE
- BOULDER DEPOT
- P.C.'S PANTRY
- HYATT PLACE
- Big O TIRES
- JUNK YARD
- Repair Masters Automotive
- BOULDER indoor soccer
- FRONT RANGE BOXING
- Shamane's BAKERY + CAFE

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