

OFFICE CONDO FOR SALE OR LEASE

1517 Easy Rider Ln., Suites 101 & 102, Boulder, CO 80304



PROPERTY HIGHLIGHTS

- Conveniently located in North Boulder near restaurants, coffee shops, NOBO library and many other attractions
- 997 SF office/creative space located on the ground floor and in the Holiday mixed use neighborhood
- Features floor to ceiling windows offering natural light all day, 2 offices, large reception/waiting room, kitchen/storage and 3/4 bathroom
- 1 reserved parking space
- Easy access to 28th St. and Broadway
- Landlord will accept a 3 year lease starting at \$1,950.00 MO/MG with 3% increases
- Co-listed with Firuzeh Saidi of Compass Colorado, LLC dba Compass

OFFERING SUMMARY

Sale Price:	\$425,000.00
Lease Rate:	\$1,950.00 per month (MG)
Year Built:	2004
Available SF:	977 SF
Zoning:	RMX-2



TOM BEVANS

Antonoff & Co. Brokerage, Inc.
CO #FA100001145
303.454.5421
tbevans@antonoff.com

FIRUZEH SAIDI

CO #FA.100001698
303.523.9289
firuzeh.saidi@compass.com

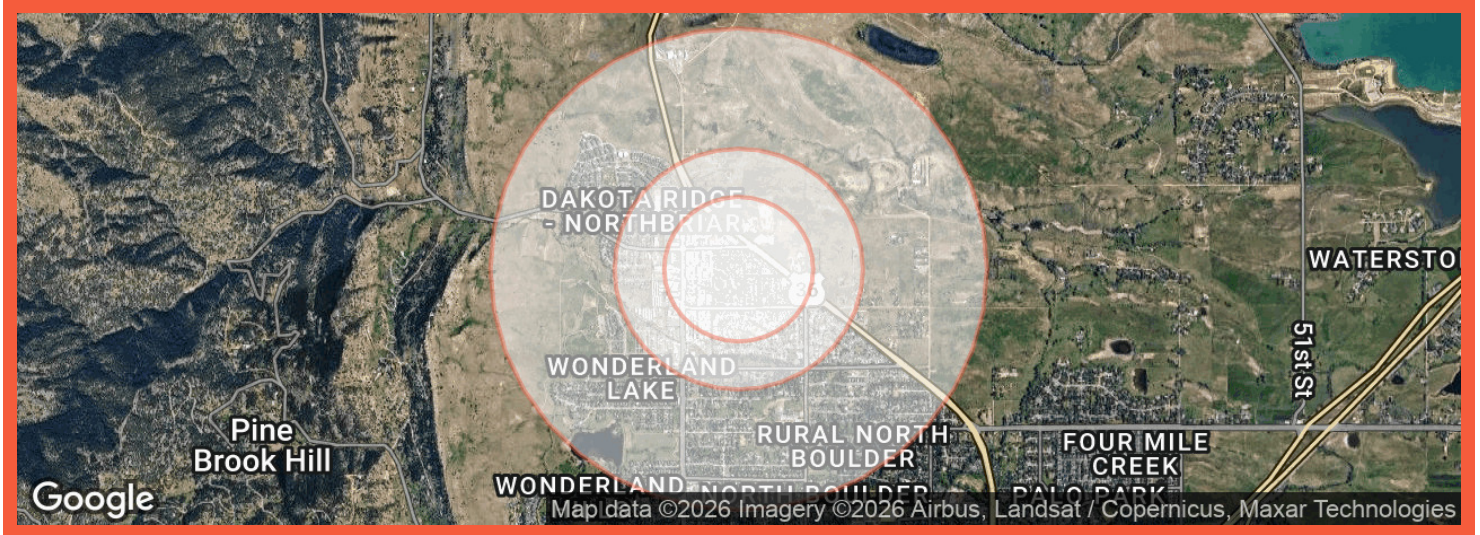
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	1 MILE	3 MILE	5 MILE
2025 Total Population	8,488	44,535	104,101
2025 Average Household Income	\$139,238	\$134,554	\$117,489
Businesses	453	4,480	10,585
Employees	2,475	29,413	110,179

TRAFFIC COUNTS

Broadway St N of Lee Hill Dr.	12,711/vpd
28th St. SE of Lee Hill Dr	10,410/vpd
Broadway St. N of Laramie Blvd.	9,263/vpd

* Demographics provided by CoStar

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