



1651 Broadway

Boulder, CO

Fantastic Opportunity on Iconic Corner

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Property Info & Gallery

View Map

Available March 1, 2027

Available Space	10,015 - 25,268 sq. ft.
Building Size	36,576 sq. ft.
Lot Size	1.88 Acres
Lease Rate / sq. ft.	\$28.00 NNN
Expenses / sq. ft.	\$12.79*

**Not Including Gas & Electric*

- 10,015 - 25,268 sq. ft. Available for Lease
- Located at the Bustling Corner of Arapahoe & Broadway in Downtown Boulder
- Nestled Between The University of Colorado Campus, The Hill, The Boulder Farmers Market & The Pearl Street Mall
- BC-1 (Business Community 1) Zoning – Uses By Right Include: College/School, Art Studio, Indoor Athletic Facility, Convenience Retail, Veterinary Clinic, & Personal Service; Many Other Retail & Office Uses Allowed With Use Review
- 96 Parking Spaces for the Property (2.6 per 1,000 sq. ft.)

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