



OFFICE / MEDICAL / RETAIL CONDO FOR LEASE/SALE

950 Laramie Blvd, Boulder, CO 80304

Charming North Boulder first floor condo with private bathroom, kitchen and building out office. Easy access to Broadway, 28th Street, and Hwy 36. Not many of these units allow for commercial uses. North Boulder is less than two miles from Downtown but has a distinct neighborhood feel amongst a fresh retail and restaurant scene – making it one of the best places in Boulder!

FEATURE HIGHLIGHTS

-  Easy Access
-  Flexible Zoning
-  Natural Light
-  Quality Finishes
-  Quiet

PROPERTY OVERVIEW

SUITE D	727 RSF
SALE PRICE	\$320,000
LEASE RATE	\$18.00/RSF NNN
EXPENSES (EST)	HOA: \$427.37 monthly Property Tax: \$6,100.50 annually Insurance: \$1,276 annually
AVAILABLE	Immediately
LEASE TERM	Negotiable
ZONING	RM-1

SUITE D

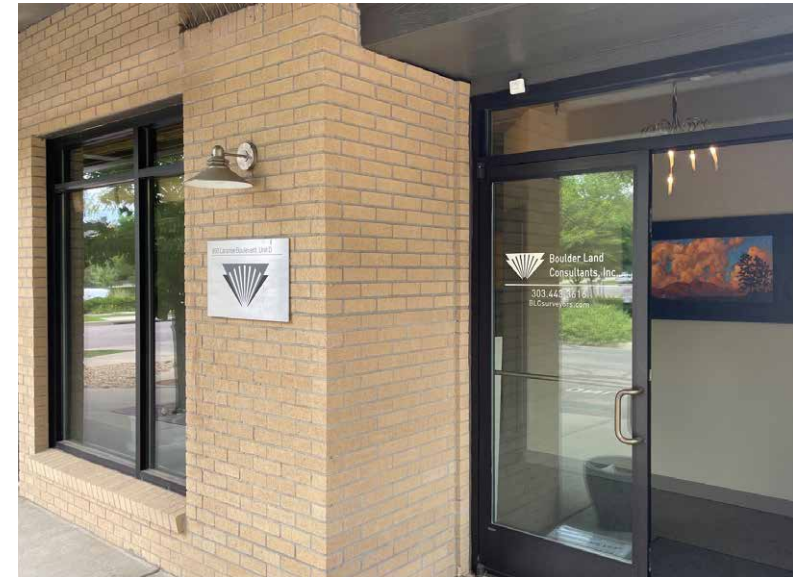
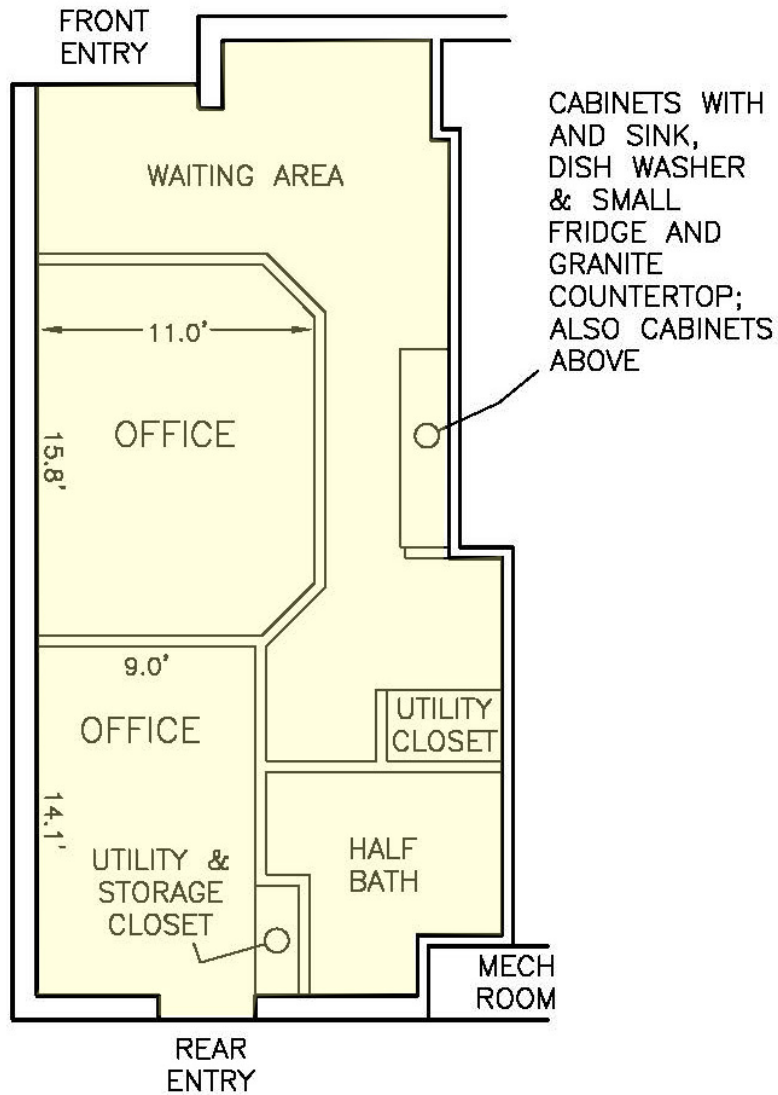


FOR MORE INFORMATION:



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PROPERTY FLOOR PLANS



PROPERTY LOCATION

