



7916 NIWOT RD, NIWOT, CO RESTAURANT FOR LEASE



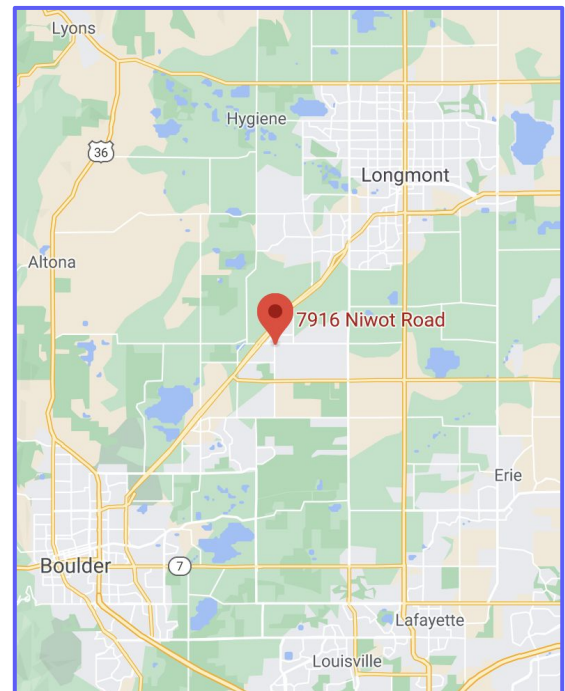
PROPERTY INFORMATION:

- **Size:** 2,933 sf (+ 587 sf of outside patio)
- **Lease Rate:** \$18.00/sf (NNN)
- **Expenses:** \$13.50/sf

This 2nd-generation restaurant space is located in beautiful Niwot, CO, located just off Hwy 119, mid-way between Boulder and Longmont!

This space features completely built-out restaurant infrastructure, complete with grease trap, hood, bar with 25 taps, ample parking, and seating to accommodate 100+ guests!

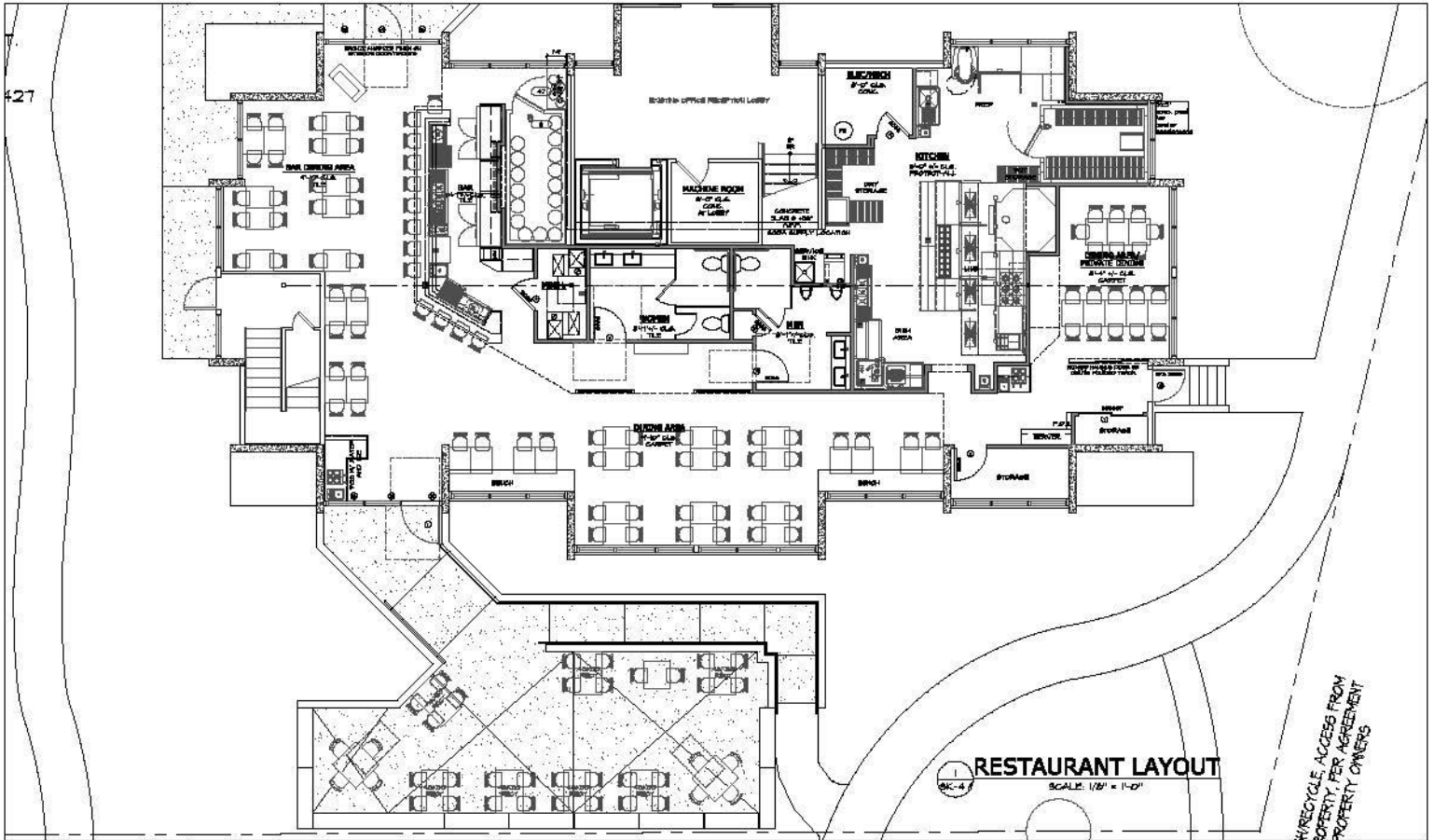
Niwot offers strong demographics and is centrally located 10 minutes from Boulder and 5 minutes from Longmont.



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All information provided is deemed reliable but is not guaranteed and should be independently verified

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IMAGES



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