



1440 28th Street

Boulder, CO

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com
(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com
(303) 586-5929

www.gibbonswhite.com



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Fantastic Medical / Professional Office Building For Sale in Boulder

Building Size	6,918 sq. ft.
Sale Price	\$3,998,000 (\$578 / sq. ft.)
Cap Rate	4.75%

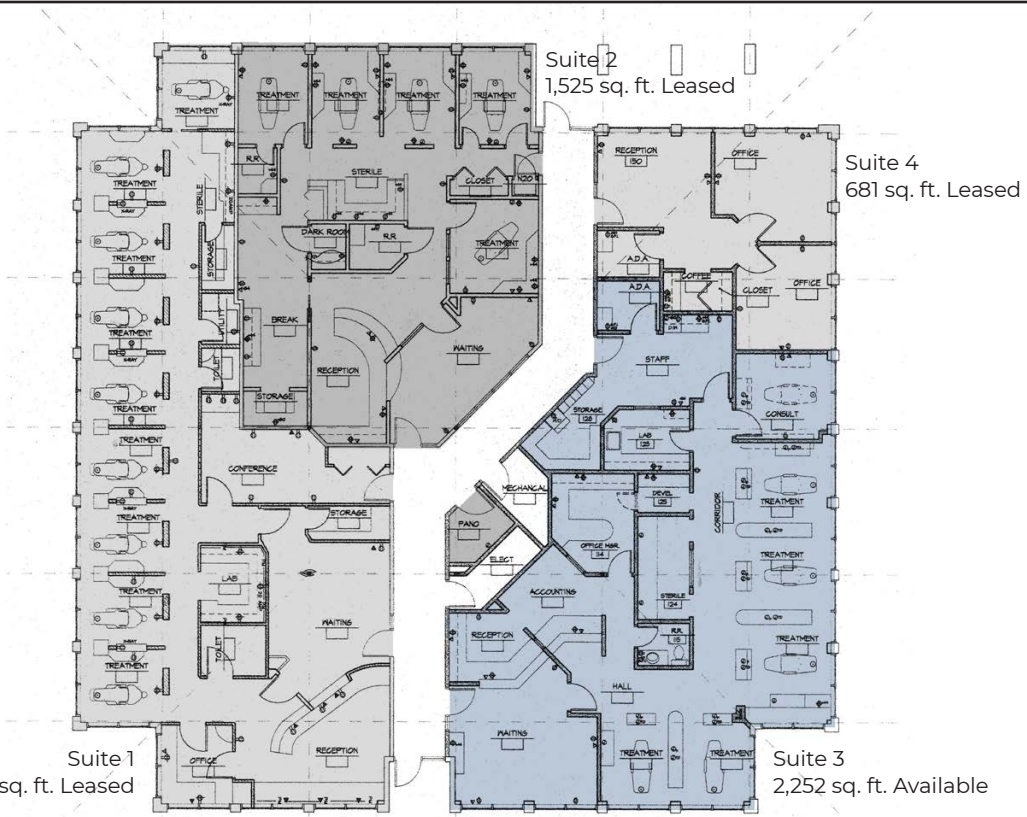
- Pro Forma NOI as of January 1, 2021: \$189,936
- Excellent Owner-User or Investment Opportunity for Well-Maintained Single Story Medical Office Building in Boulder
- 2,252 sq. ft. Available for Lease - Perfect for a Variety of Medical / Dental or Professional Offices Uses
- No Internal Bearing Walls; Foundation Designed so Equipment Can Be Stored Under the Building - Perfect for Medical / Dental Uses
- Building Mullions are on 10 ft. Centers - Ideal for Operation / Exam Rooms
- Prime Central Boulder Location Just Southeast of 28th & Arapahoe - Great Visibility from 28th Street
- Excellent ADA Access & Abundant Parking
- Please Inquire for Offering Memorandum

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

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6,918 sq. ft.



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