

LEASE RATE
REDUCED!

**TURN-KEY
RESTAURANT
SPACE FOR LEASE**

HILLTOP PLAZA
1310 College Avenue,
Suite 240, Boulder, Colorado

BUILDING HIGHLIGHTS

SPACE AVAILABLE 1,585 RSF

LEASE RATE \$15.00 / RSF / NNN

EXPENSES \$17.43 / RSF

PROPERTY FEATURES

- Restaurant space available on "The Hill"
- Suite 240 comes equipped with Type I hood, shared grease trap, & sinks
- Building signage available
- Co-tenants include Chase Bank, Four Star Property Mgt, Boulder Police, Boulder Greens, Boulder Burger, Thai Avenue, Gur Has and Seoul Kitchen
- Located steps from the University of Colorado - home to over 35,000 students, faculty and staff



FOR MORE INFORMATION CONTACT:

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FLOOR PLAN



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