



2512 Broadway

Boulder, CO

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 [Photos & Video Tour](#)

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Quality Retail or Office Space on Broadway

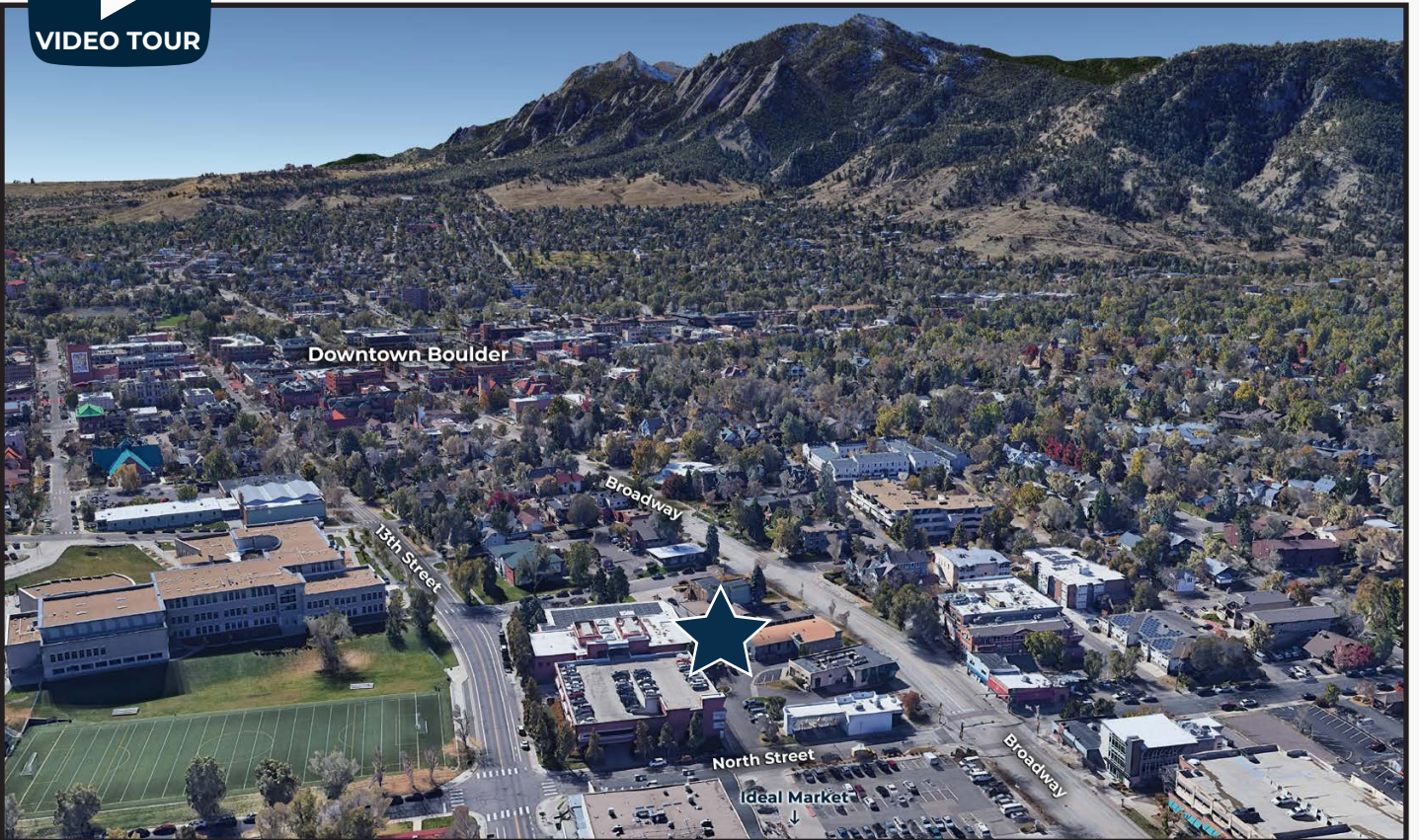
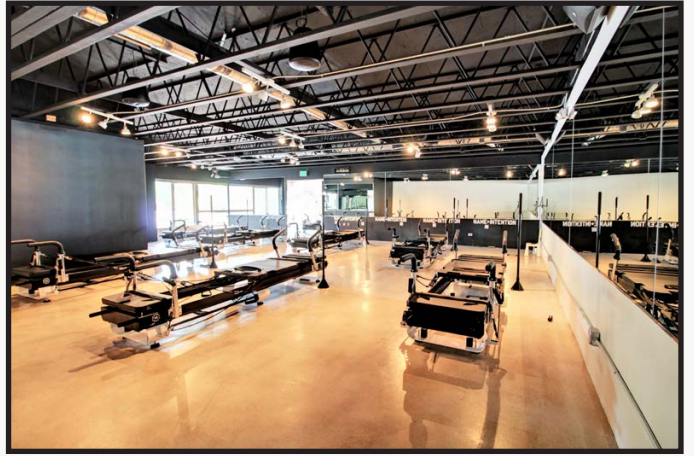
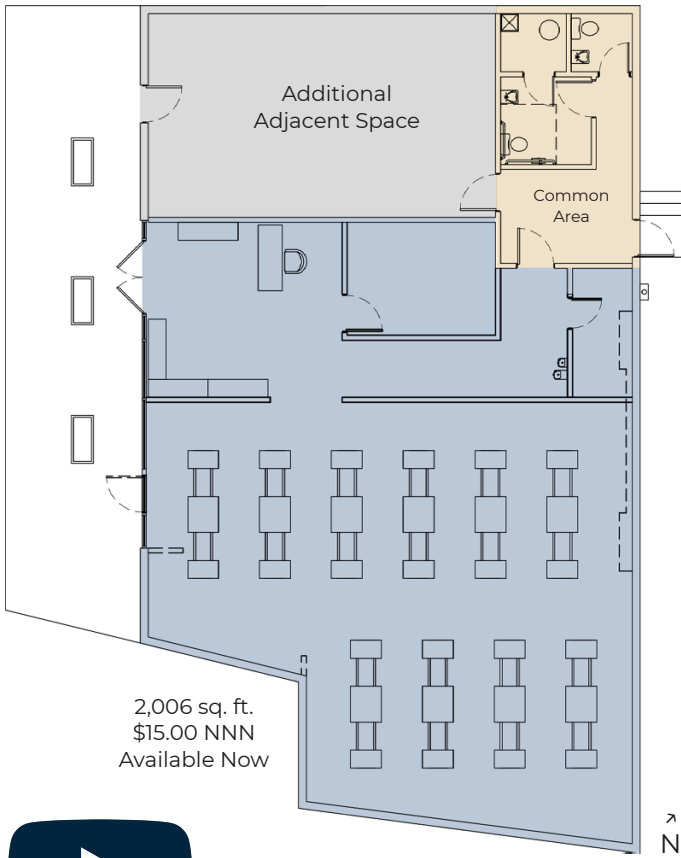
Available Space	2,006 sq. ft.
Lease Rate / sq. ft.	\$31.00 NNN \$15.00 NNN
Expenses / sq. ft.	\$10.15*

*Not Including Utilities

- **6 Month Introductory Rate of \$15.00 NNN**
- Versatile Modern Open Layout with 12 ft. High Exposed Ceilings, Exposed Ductwork, Polished Concrete Floors & Renovated Restrooms
- Bright Floor to Ceiling Storefront with Excellent Visibility & Frontage on Broadway
- Up to 2,631 sq. ft. Available Together with Adjacent Space
- Great Location Just North of Downtown Near Ideal Market, Audrey Janes Pizza, Breadworks, Sweet Cow, Coffee & Other Amenities
- Abundance of Free Onsite Parking
- Sublease Through October 2023 with Longer Term Available

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.

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