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**View Map**

## Small Medical / Office Building For Lease in Boulder - Rare Opportunity

Available Space	3,174 sq. ft.
Lease Rate / sq. ft.	\$35.00 NNN
Expenses / sq. ft.	\$19.65*
Available	January 1, 2021

\*Not Including Utilities or Interior Suite Janitorial

- Single Tenant Building Perfect for a Variety of Medical / Dental or Professional Office Uses
- Space Consists of Several Treatment Rooms, Reception / Waiting Area, Kitchenette and Restrooms
- Central Boulder Location Just South of Canyon Blvd & Folsom Street - Great Visibility from Folsom Street
- Easy Access with an Abundance of Free On-Site Parking

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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