

1319 WEST BASELINE RD.

PROFESSIONAL/MEDICAL OFFICE CONDOS FOR SALE OR LEASE

**\$6.95 NNN for
1st 6 Months***

SPACE AVAILABLE	SALE PRICE	LEASE RATE
SUITE 101: 2,782 RSF	\$598,130 (\$215/RSF)	\$12.00 - \$14.00 NNN (\$6.07)
SUITE 101 POTENTIALLY DIVISIBLE TO 1,618 RSF & 1,164 RSF FOR LEASE ONLY – SEE FLOOR PLANS		



- \$15/USF IMPROVEMENT ALLOWANCE
- FANTASTIC CENTRAL LAFAYETTE LOCATION
- STORAGE SPACE INCLUDED IN BASEMENT WITH ELEVATOR ACCESS!
- PARKING 4:1,000 SF
- MONUMENT AND LOBBY SIGNAGE AVAILABLE

* FOR NEW TENANTS THAT SIGN A 3 YEAR OR LONGER LEASE



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

[LYNDA GIBBONS](#) OR [CHRIS BOSTON, CCIM](#)

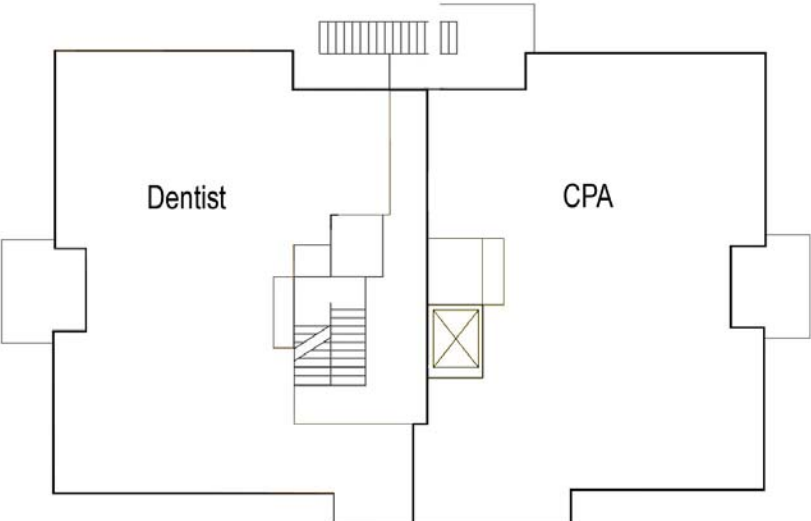
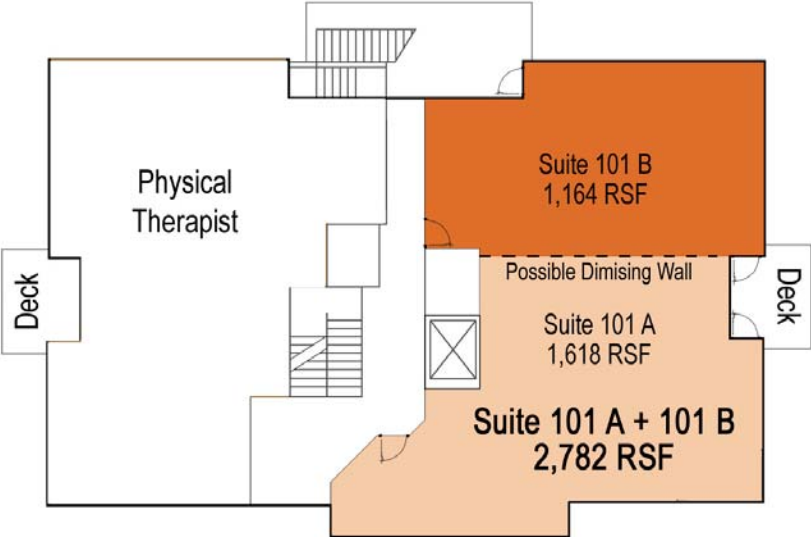
(303) 442-1040

2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

WWW.GIBBONSWHITE.COM

1319 WEST BASELINE ROAD FLOOR PLANS AND AERIAL

Main Level Floor Plan



Upper Level Floor Plan

