

1435 - 1455 YARMOUTH AVENUE

NORTH BOULDER OFFICE SPACE AVAILABLE

**\$11.50 NNN
Year 1 Rate!**

CONTACT:

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WWW.GIBBONSWHITE.COM

SPACE AVAILABLE: 751 – 1,562 SF

LEASE RATE: \$15.00 NNN (\$11.36 + UTILIT. & JANIT.)

AVAILABLE: IMMEDIATELY

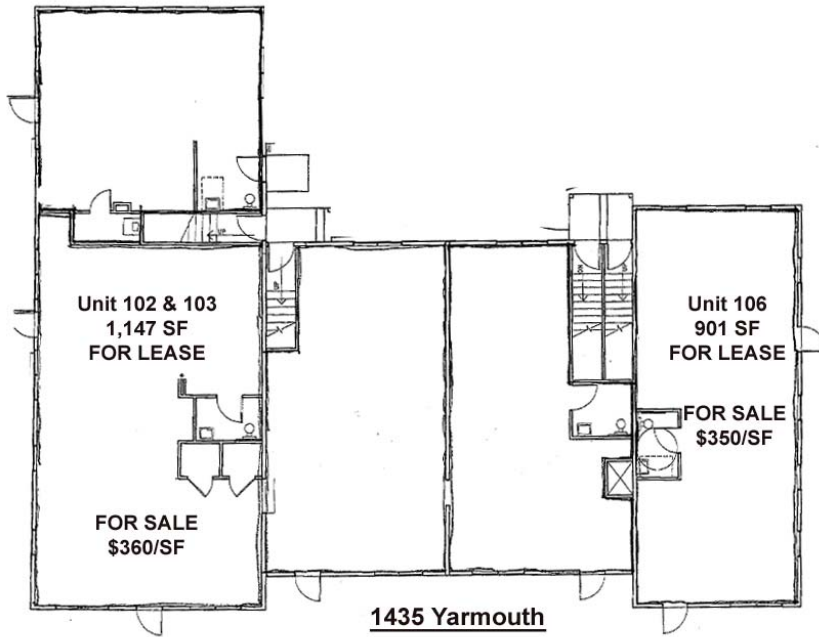


- ALL UNITS AVAILABLE FOR SALE FOR \$350-\$360/SF DEPENDING ON SIZE AND LOCATION
- LOCATED ONE BLOCK EAST OF AMANTE COFFEE ON NORTH BROADWAY – CLOSE WALKING DISTANCE TO COFFEE, RESTAURANTS & OTHER AMENITIES
- BUILT IN 1999 AS VERY EFFICIENT GREEN BUILDING = LOW UTILITY COSTS!!!
- PLEASANT OUTSIDE MEETING AREA
- ABUNDANT PARKING –UNRESERVED PARKING BEHIND BUILDING PLUS STREET PARKING
- ELECTRIC USE IS INDIVIDUALLY METERED; NO LOAD FACTOR

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.

GIBBONS  **WHITE**
Incorporated

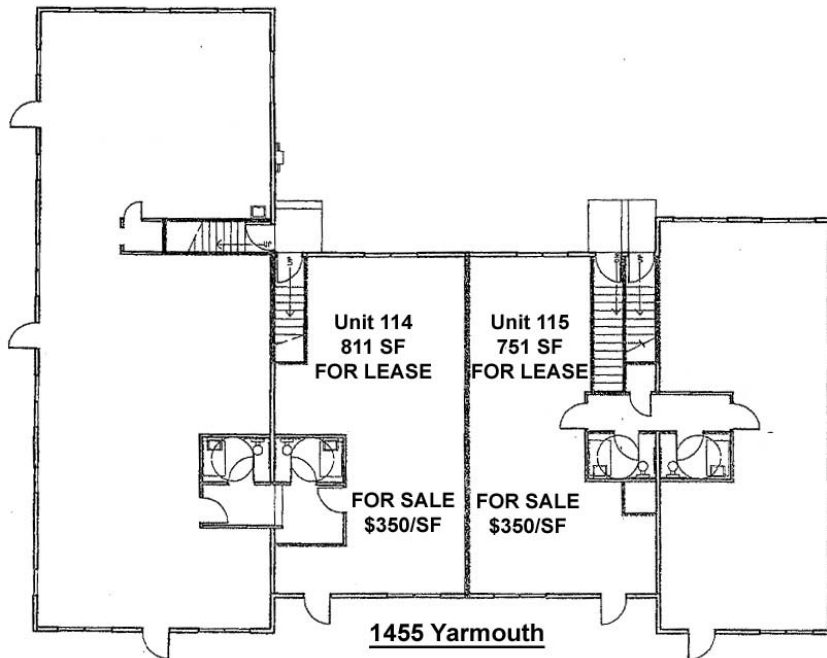
2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302



FOR LEASE:

1435 YARMOUTH: 901 – 1,147 SF

1455 YARMOUTH: 751 – 1,562 SF



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