

1300  
**YELLOW PINE, UNITS A & C**



**NORTH BOULDER OFFICE/RETAIL CONDO FOR SALE**

**CONTACT:** [CHRIS BOSTON, CCIM](mailto:CHRIS.BOSTON@GIBBONSWHITE.COM)  
OR [STACEY HUTTON](mailto:STACEY.HUTTON@GIBBONSWHITE.COM)  
(303) 442-1040  
[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

**SPACE AVAILABLE:** 1,470 SF (DIVISIBLE TO 737 SF & 733 SF)

**SALE PRICE:** \$320 - \$335/SF

**AVAILABLE:** IMMEDIATELY

**PARKING:** 3 RESERVED SPACES  
(1 GARAGE & 2 SURFACE FOR ENTIRE 1,470 SF)

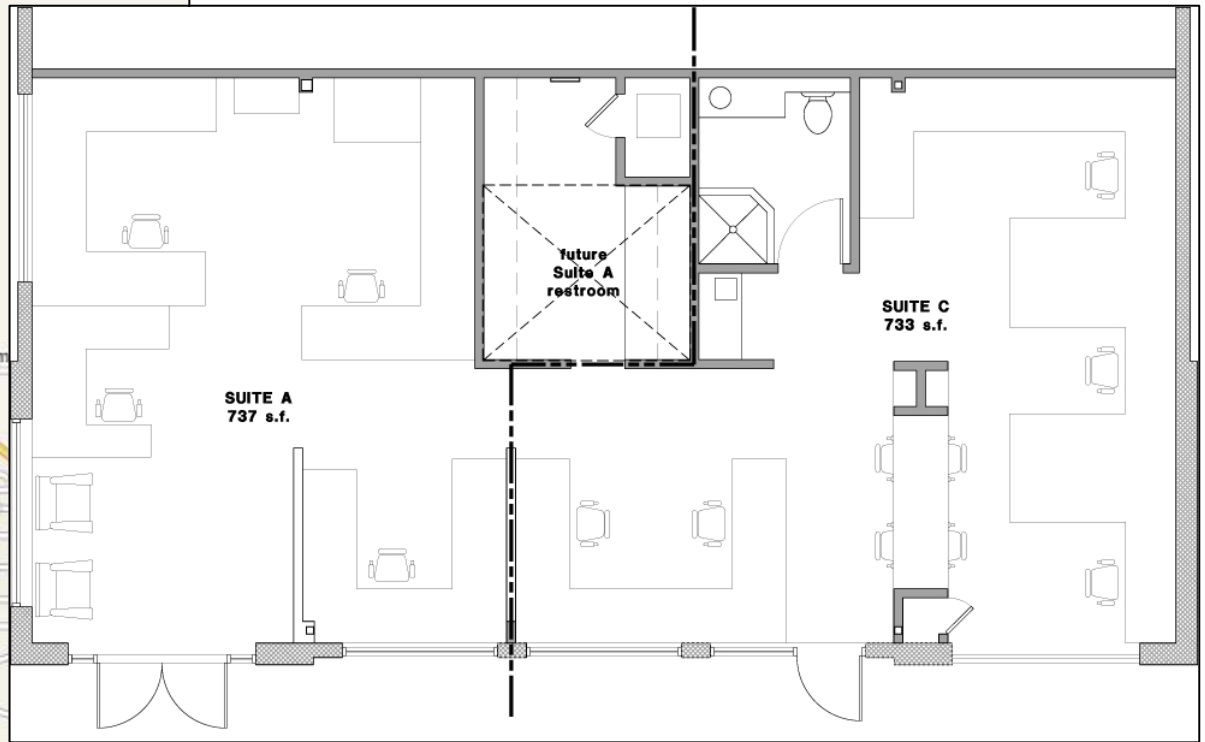
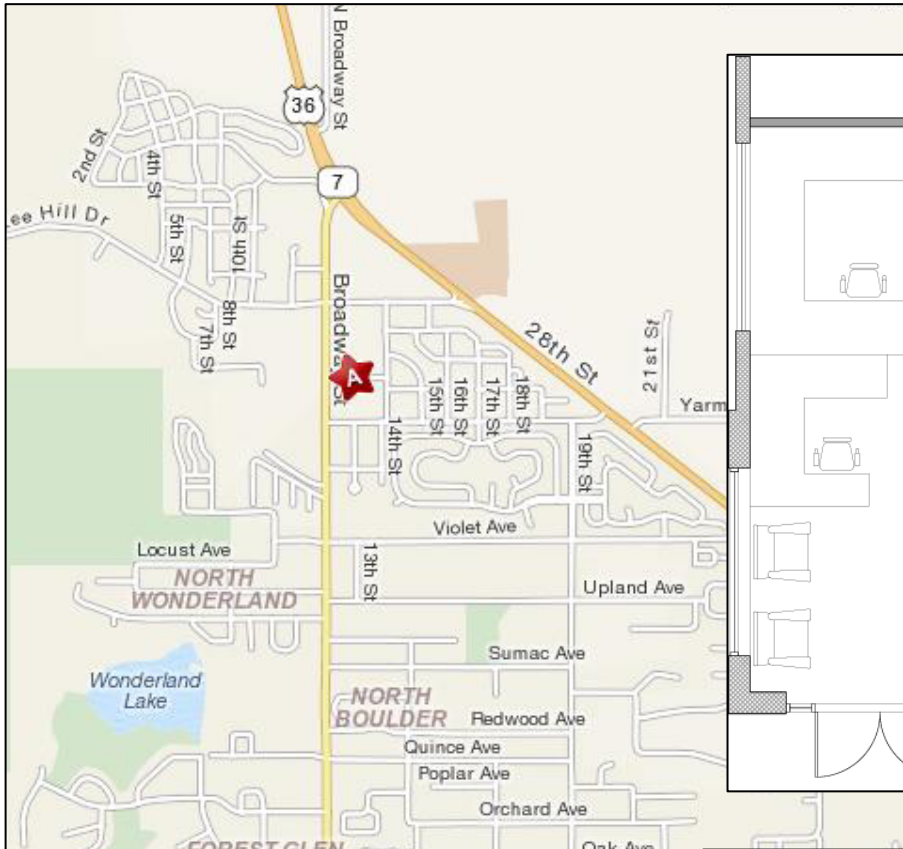


- GREAT LOCATION IN NORTH BOULDER'S HOLIDAY NEIGHBORHOOD
- WITHIN WALKING DISTANCE TO RESTAURANTS, COFFEE SHOPS AND MANY OTHER AMENITIES
- EASY ACCESS TO BIKING AND HIKING TRAILS
- VERY NICE CORNER UNIT WRAPPED WITH WINDOWS
- SPACE FEATURES A MOSTLY OPEN LAYOUT WITH A KITCHENETTE & PRIVATE RESTROOM

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.



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302



UNIT A+C: \$320/SF  
 UNIT A: \$335/SF  
 UNIT C: \$330/SF



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