



WORLD CLASS REAL ESTATE SERVICES

**\$6.00/RSF NNN for  
1st YEAR of 3-YEAR TERM**

3050 NORTH BROADWAY  
BOULDER, COLORADO

LEASE RATE: \$12.75/RSF NNN



## Office Space for Lease

**CO-OP  
BROKER  
\$1.00/SF/year  
CAPPED AT  
3-YEAR TERM**

CALL  
PAIGE COKER HEIMAN,  
CCIM

### 3050 North Broadway, Boulder, Colorado

Great Boulder location. Close to Ideal Market, shopping and restaurants. Close to downtown. Building amenities include after hours building security and on-site parking. Suite 204 is comprised of one private office and reception area. Please call listing agent to set up a showing.

EMAIL: [INFO@INSIDEACQUIRE.COM](mailto:INFO@INSIDEACQUIRE.COM)  
P: 303.448.1400  
F: 303.998.1400  
[WWW.INSIDEACQUIRE.COM](http://WWW.INSIDEACQUIRE.COM)  
1400 FOLSOM STREET, SUITE 201  
BOULDER, CO 80302

|                     |                                 |
|---------------------|---------------------------------|
| Suite 204           | 490 RSF                         |
| Base Rental Rate:   | \$12.75/RSF NNN                 |
| Operating Expenses: | \$8.15/RSF, excluding utilities |
| Available:          | Immediately                     |
| Parking:            | 1 on-site space                 |

Information contained herein, while not guaranteed, is from sources we believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warrantee, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



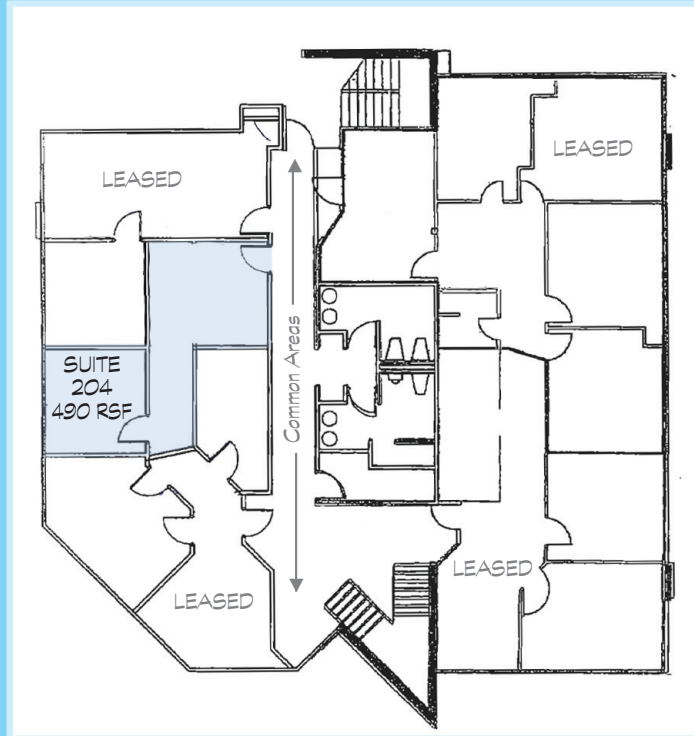
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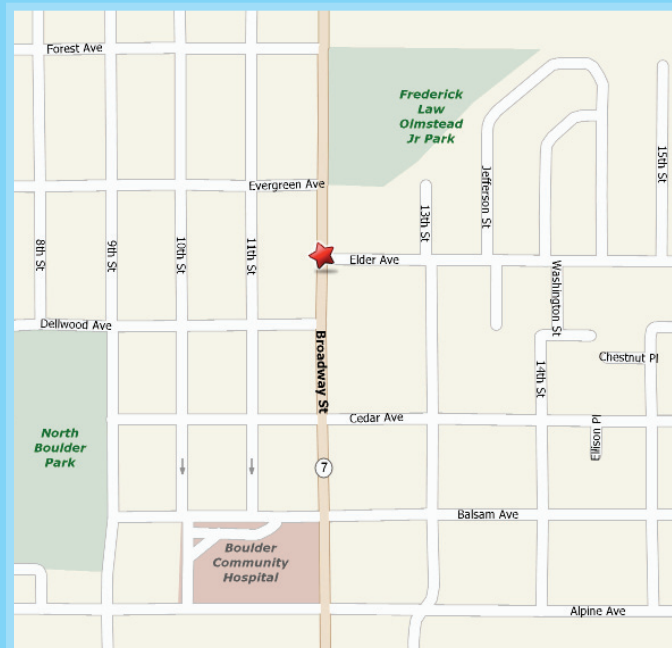
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### FLOOR PLAN — SECOND FLOOR



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