



DEAN CALLAN

& COMPANY INC

CHRISTIAN SMITH

Senior Broker Associate

720.530.0174

christian@deancallan.com

CRAIG DAVID

Broker Associate

720.614.5954

craig@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

OFFICE SPACE FOR LEASE

HISTORIC DOWNTOWN NIWOT

198 2ND AVENUE

NIWOT, COLORADO 80027

Charming office space located in historic Downtown Niwot. Fantastic location among many historic buildings in a growing community. The location provides ample amount of street parking with quick access to Diagonal Highway that is within 10 minutes of Downtown Boulder and Longmont.

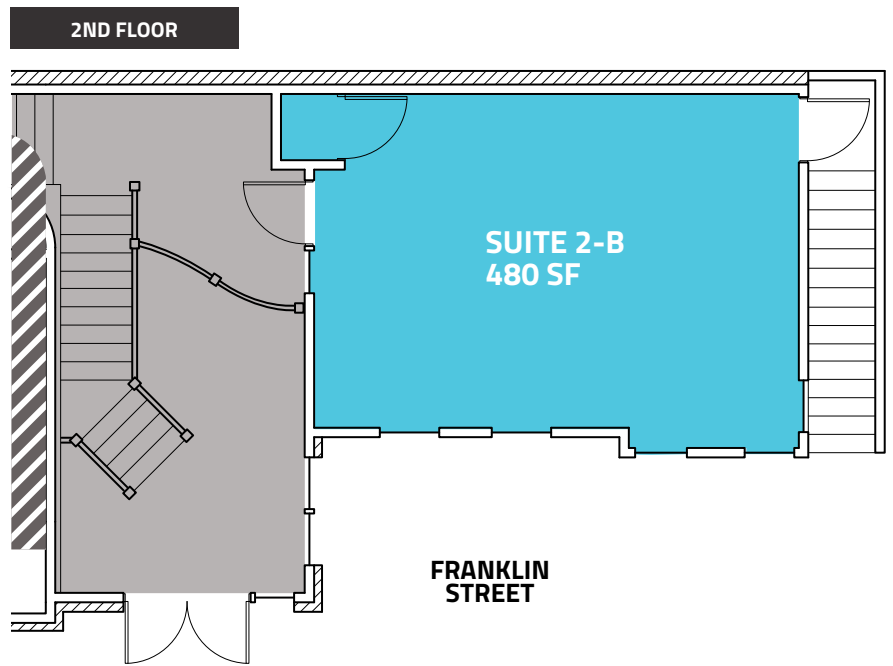
Call us for more information and to set up a tour.

TERMS

Suite 2-B Size:	480 SF
Monthly Payment:	~\$1,493.60
Lease Rate:	\$23.50 / SF / NNN
Expenses:	\$13.84 / RSF (Est. 2025) Utilities are included

PROPERTY FEATURES

- Great location
- Charming office space
- Heart of Historic Downtown Niwot
- Beautifully maintained inside and out



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



Call us for more information
and to set up a tour.

DEAN CALLAN & COMPANY INC

CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.