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**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://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.**

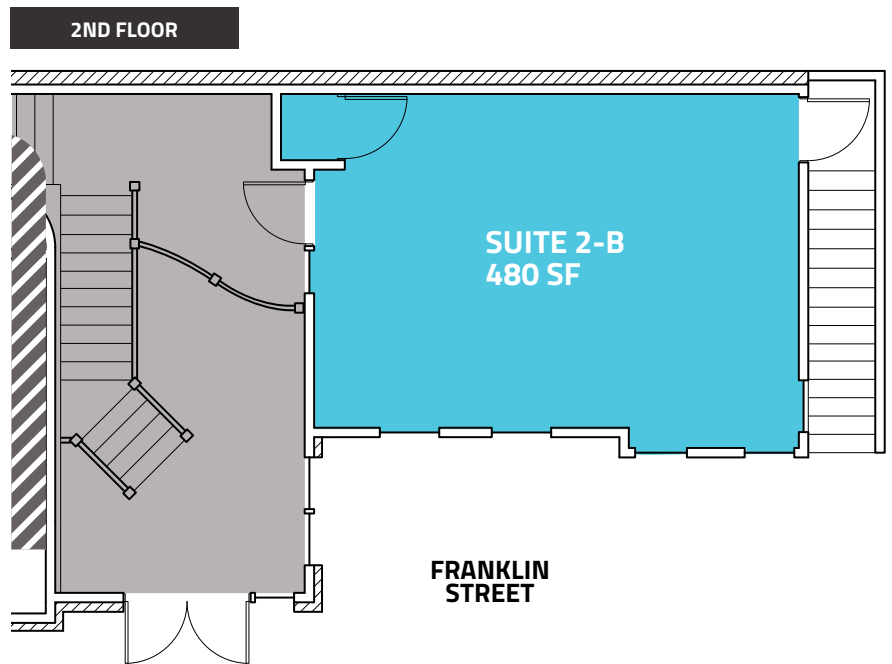


## TERMS

|                  |  |
|------------------|--|
| 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 metered separately |

## 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.*





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