



IMPROVED LEASE RATE: \$18.00 NNN



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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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PROFESSIONAL OFFICE SPACE FOR LEASE

**507 CANYON BOULEVARD, SUITE 201
BOULDER, COLORADO 80302**

Beautiful brownstone office space located just past Downtown Boulder across the street from the Boulder Court House. Surrounded by luscious trees, large windows to bring in natural light, and access to surface parking, this office makes going to work everyday enjoyable. After a long day at work, enjoy the outdoors by walking across the street onto the Boulder Creek path that leads you straight up to the gorgeous Boulder canyon.

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

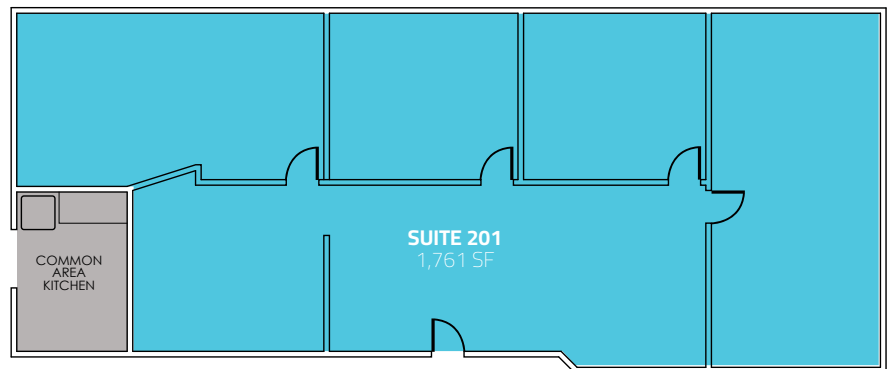
TERMS

Suite 201 Size:	1,761 SF
Lease Rate:	\$18.00 / SF / NNN
Expenses:	\$17.58 / SF includes common area janitorial service

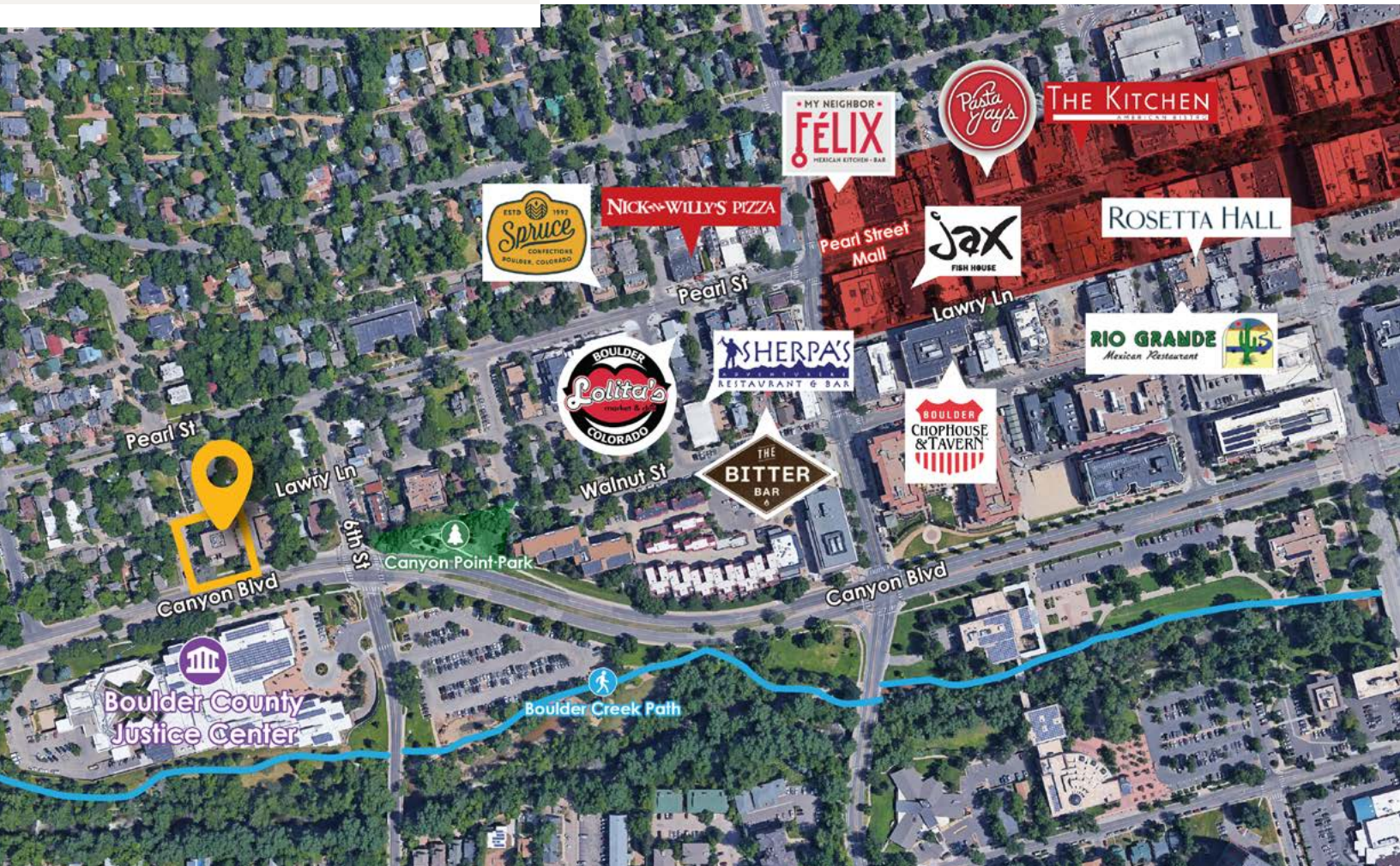
PROPERTY FEATURES

- Professional office building located in Downtown Boulder
- Suite features reception area large private offices with conference room
- Access to common kitchen
- 4 designated parking spaces
- Located directly across from the Boulder County Justice Center - ideal for attorneys
- Within walking distance of numerous amenities

2ND FLOOR



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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DEMOGRAPHICS

POPULATION			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	49,074	113,013	180,710
EMPLOYEES			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	56,686	98,416	129,311
HOUSEHOLDS			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	20,254	47,359	75,027
HOUSEHOLD INCOME			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	\$93,854	\$110,777	\$123,600

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