



OWNER CARRY FINANCING AVAILABLE



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## RETAIL/FLEX/OFFICE/ SHOWROOM FOR LEASE OR SALE

**5345 ARAPAHOE AVENUE  
BOULDER, COLORADO 80303**

**Discover the ideal workspace at 5345 Arapahoe Avenue —a versatile retail/flex/office/showroom in the heart of Boulder.** This well-appointed space features one drive-in loading door, robust 200 AMP / 208 Volt / 3-phase electrical panel, and an open flex layout. Brightly lit showroom, a large open office space with finished mezzanine, and a large warehouse. Situated along Arapahoe Ave., it offers seamless access to major thoroughfares and nearby attractions, including the vibrant 29th Street Mall and Downtown Boulder. Within walking distance, you'll find a variety of dining options, such as Black Belly Restaurant & Market, Ozo Coffee, Snarf's, and Pica's Taqueria.

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



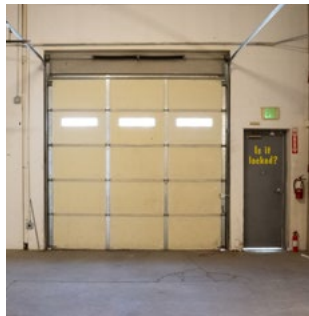
Virtual Tour  
[https://youtu.be/IfvIL6QIJ\\_8](https://youtu.be/IfvIL6QIJ_8)

## TERMS

Unit 2:	3,006 SF
Price:	\$899,000
Lease Rate:	\$15.00 / SF / NNN
Expenses:	\$8.55 / SF (Est. 2024)
Parking:	Ample (front and back of the building)

## PROPERTY FEATURES

- Great visibility from Arapahoe Avenue
- Signage options
- Warehouse space with a 10'x 10' drive-in loading door
- Open office space with finished mezzanine
- Showroom
- 3 restrooms
- Parking Ratio - 2.5:1,000 SF
- Fire Sprinklers
- 18' warehouse clear height
- Zoning - IG with a medical overlay that allows both Medical & Professional Office users.
- Situated along Arapahoe Ave., it offers seamless access to major thoroughfares and nearby attractions, including the vibrant 29th Street Mall and Downtown Boulder.
- Within walking distance to Black Belly Restaurant & Market, Ozo Coffee, Snarf's, and Pica's Taqueria

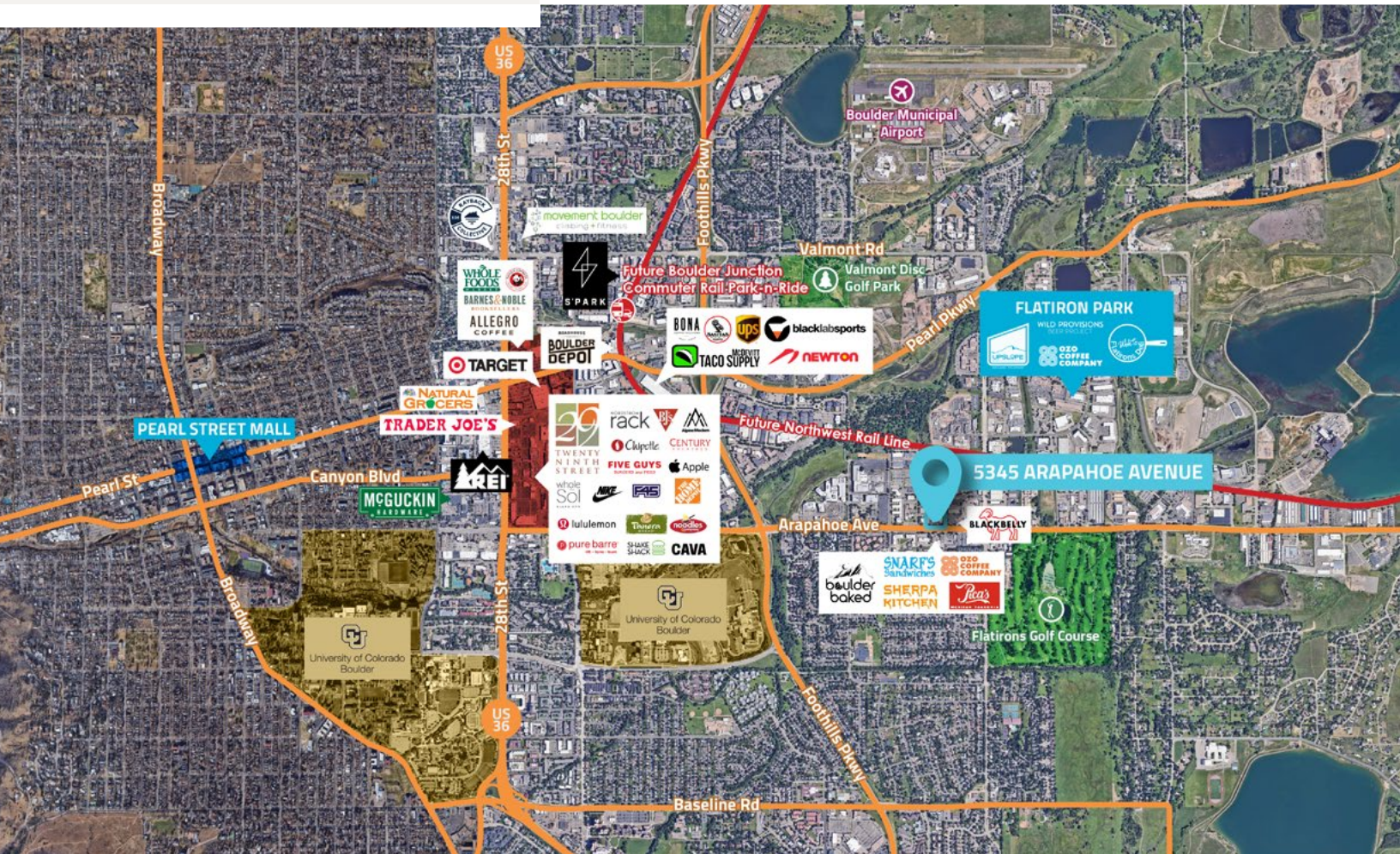


### FLOOR PLAN



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