

## Creative Office Space on Broadway for Lease

**2516 BROADWAY | BOULDER, CO 80304  
SUITE 100**

Size: 2,388 SF

Rate: \$30 NNN (\$9.61)

Not including utilities or janitorial

Available: Now

# GREY MATTER

Don't lose your mind, but this 2,388 SF office space is functional and smart, with signage on Broadway, a creative aesthetic inside and lots of onsite parking. If you're a collaborator, there's a ton of open space where heads can come together. If you're looking to expand your mind, more square feet can be added to fit your needs. Whatever your plan, we know you'll mindfully enjoy a mixture of modern textures and spaces. Tile, concrete, raw wood, and EXPANSIVE windows build a flexible, versatile space. What's to think about? This one's a no brainer!

### PROPERTY HIGHLIGHTS

- Great Visibility and Signage on Broadway
- Open Collaborative Floor Plan
- Creative and Smart Design
- Plenty of Onsite Parking



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