

market

REAL ESTATE

High Visibility Space on the Hill

1301 PENNSYLVANIA AVE | BOULDER, CO 80302
SUITE 200

Size: 1,434 SF
Rate: \$3,000/mo
Date Available: Now

CATTY-CORNER

This charming spot on the Hill is just steps from the university, the new Hill Hotel, and other fun hotspots like the Fox Theatre and The Sink. Outside, it's hardly a "corner-of-your-eye" offering - it gets views from over 26,000 vehicles per day. Inside it has classic brickwork, flatiron views, and an open floor plan ready for your next big idea. Oh, and there's a private office and even a shower on-site just in case you need it after taking a break at the nearby greenspaces. Looks like it's time to corner the market!

PROPERTY HIGHLIGHTS

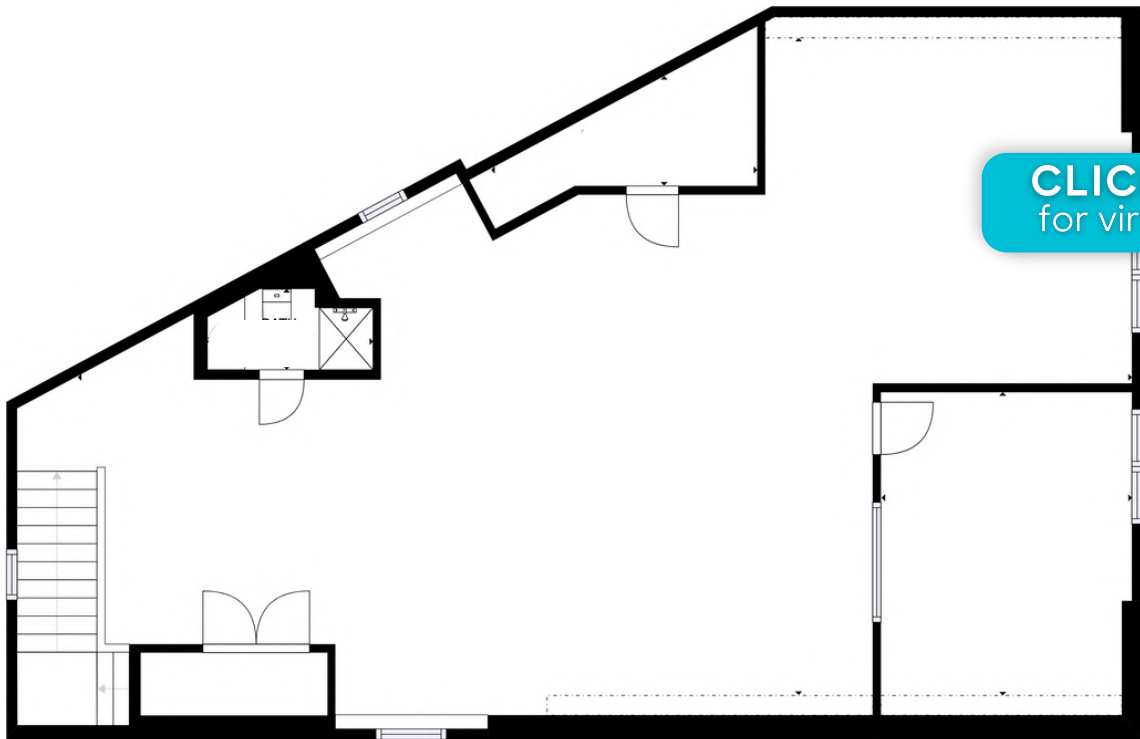
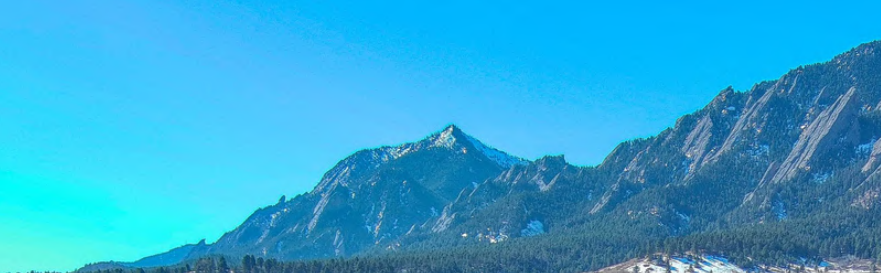
- Iconic location on The Hill
- Amazing visibility from Broadway with 26,000 VPD
- Steps from CU Boulder Campus
- Brick accents and lots of character
- Building Signage Available



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