



3200 BLUFF STREET
BOULDER, CO

MODERN, VERSATILE, & SUSTAINABLE RETAIL IN BOULDER COMMONS

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[Property Info & Gallery](#)

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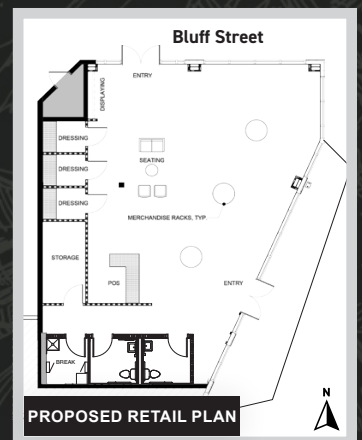
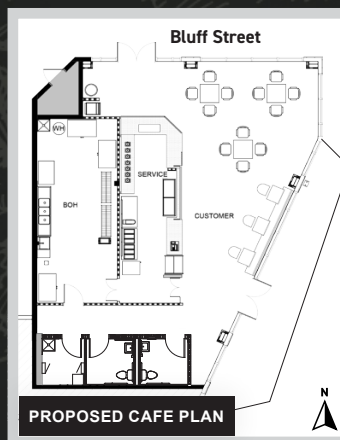
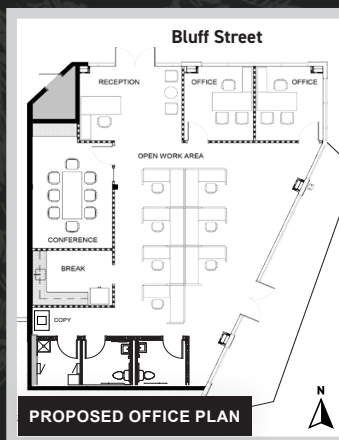
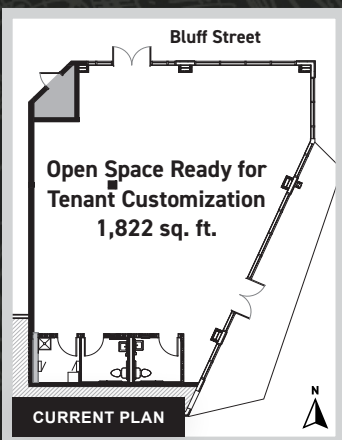
AVAILABLE SPACE	1,822 SQ. FT.
LEASE RATE / SQ. FT.	YEAR 1: \$15.00 NNN
	YEAR 2: \$20.00 NNN
	YEAR 3: \$25.00 NNN
EXPENSES / SQ. FT.	\$15.18*

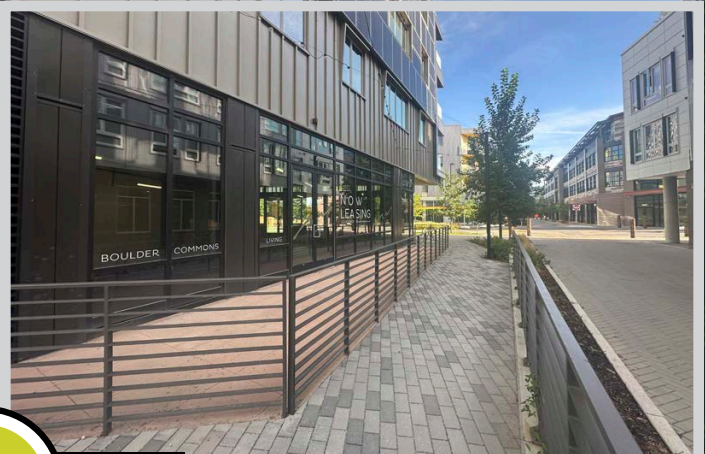
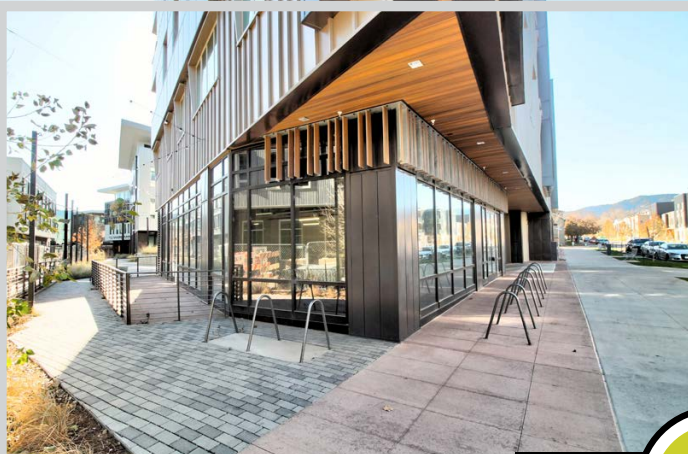
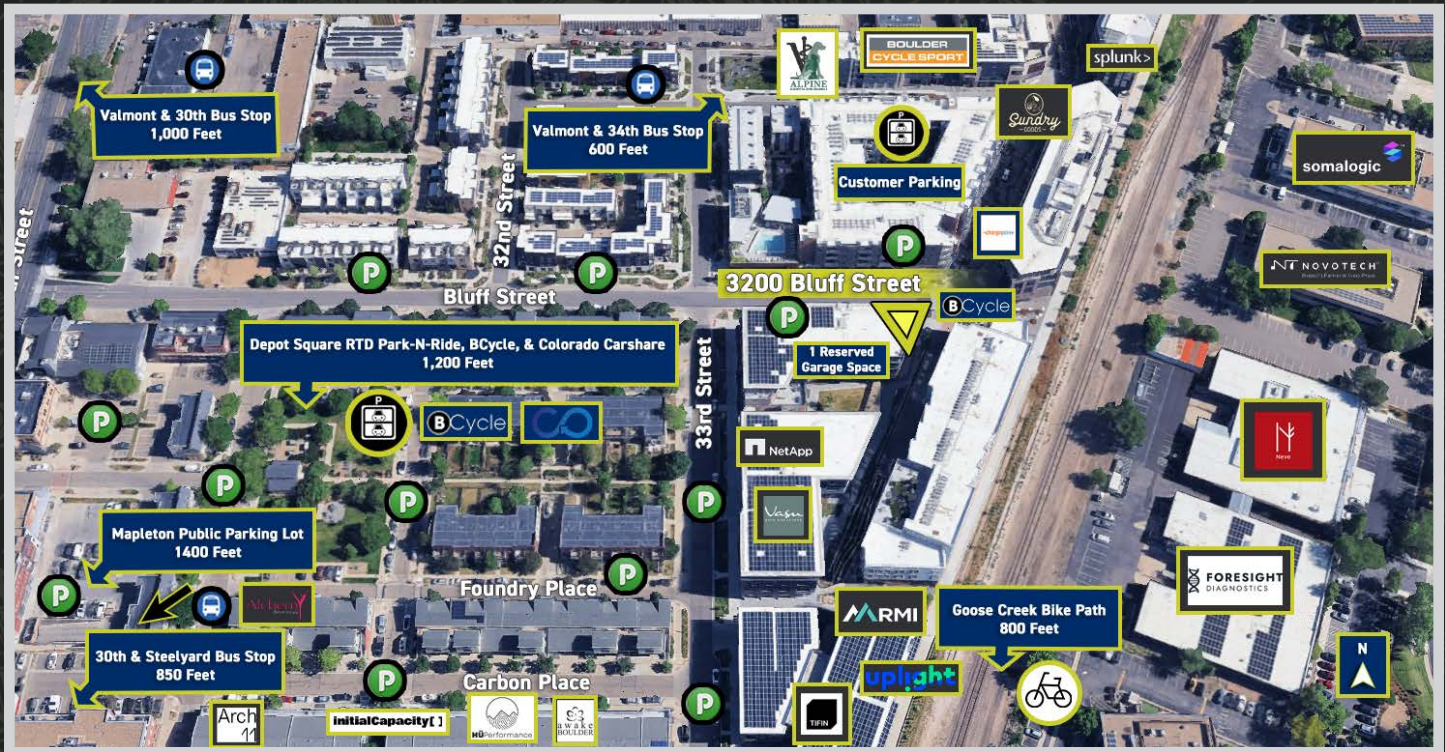
*Not including utilities

Window-Lined Corner Retail with Parking

- Pristine move-in ready retail or service office with brand new finishes, including 2 restrooms, concrete floors, lighting, full HVAC & private patio outdoor seating area
- Bright, open corner space with natural light from all sides & maximum exposure
- Ideal for boutique retail, beauty or wellness services, tech office, café
- Nestled in the high-density residential Transit Village with street parking & garage spaces available to tenants & clients across the street, one reserved garage space & additional neighborhood garages offering abundant parking options
- Tenant amenities include a reserved garage space, complimentary EcoPass, BCycle Membership & Boulder CarShare incentives to encourage sustainable commuting
- Thoughtfully designed exceeding environmental goals & embracing eco-friendly lifestyle
- Join the rapidly expanding community along with Google, Splunk, Vasu, Zeal, Sundry Goods, Just BE Kitchen & Verb Coffee

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VIDEO



TOUR



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