

1830 17TH STREET

BOULDER, CO 80302

OFFERED AT
\$850,000

SUITE
**Commercial
Condo Suite 100**

SIZE
2,300 SF

ZONING / CURRENT USE
RH-2 / OFFICE

SELLER FINANCING
**Ask Broker
For Details**

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A PARK BY PEARL

The rarest words in Downtown Boulder real estate come together at 1830 17th Street: private parking, abundant natural light, and an oversized conference room. Just one block south of Pearl Street, the property offers walkable access to Boulder's best restaurants, coffee shops, and retail, while providing the convenience of on-site parking – a true downtown luxury. Inside, expansive windows fill the space with natural light, complementing a highly functional layout designed for productivity and collaboration. Outside, the best of Pearl Street in every direction. Properties like this don't sit on the market for long.

PROPERTY HIGHLIGHTS

- Prime location walking distance to Pearl Street with bike racks
- Large office condo with 7 offices, conference room, kitchenette & shower
- Private parking: five covered spaces
- HOA Dues: \$2,056.65
- Estimated Taxes 2026: \$18,955

**PRIME DOWNTOWN BOULDER
OFFICE CONDO FOR SALE**

TODD WALSH, CCIM

303 444 5040

Todd@MarketRealEstate.com

BRITTANY BOUDREAU

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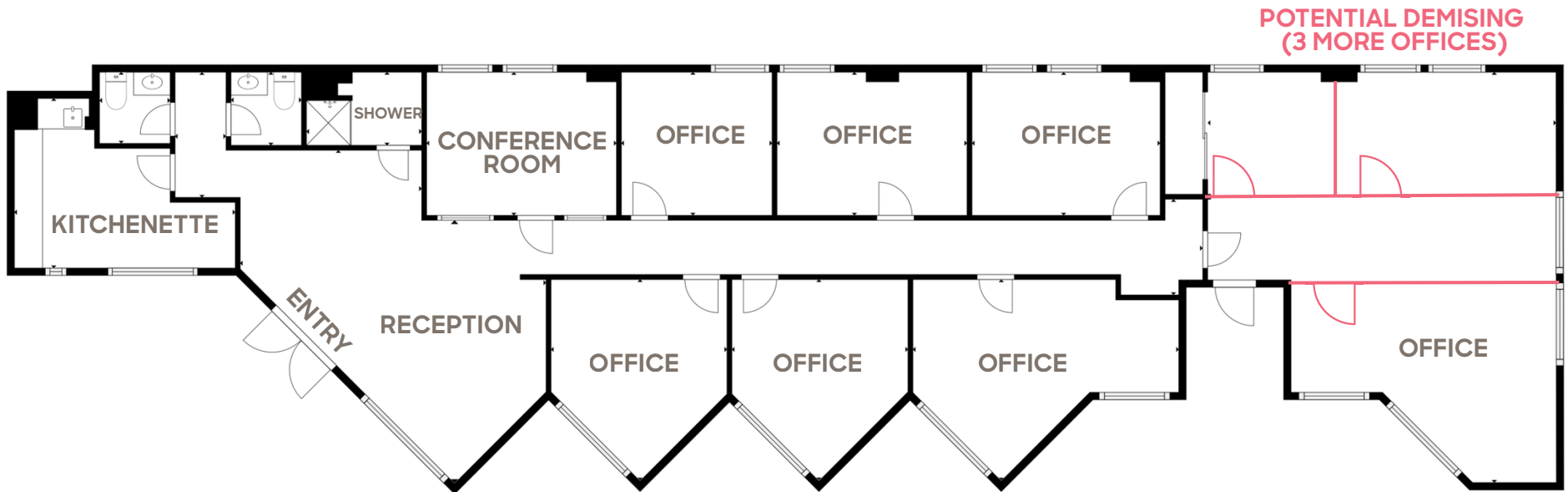


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