



207 Canyon Blvd

Boulder, CO

Investment Opportunity

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Total Building Size	14,466 sq. ft.
Sale Price	\$4,800,000 (\$331.81 / sq. ft.)
Cap Rate	6.5%
Expenses / sq. ft.	\$17.46*

**Including Utilities*

- **Investment Opportunity** - 10,642 sq. ft. Leased to 3 Tenants Averaging \$21.60 NNN, with Rent Guaranteed on Remaining 3,824 sq. ft. at \$21.00 NNN for a Full Year from Closing, for Total NOI of \$310,189
- **Owner User Opportunity** - Unit 3E 3,824 sq. ft. \$1,625,200 (\$425 / sq. ft.) Available Separately - 8 Offices, Conference Room, Open Work Space, Kitchen & Lounge Area, Exposed Wooden Truss Ceilings
- Completely Renovated & Modernized, Stunning Views, Magnificent Outdoor Courtyard with Work Spaces, Common Showers & 31 Reserved Parking Spaces with Additional Shared Spaces
- Just West of Downtown Boulder, across from Boulder Creek & Eben G. Fine Park in Idyllic Tranquil Setting

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