



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.	\$17.65*

**Including Utilities*

- Investment Opportunity – Fully Leased to 4 Tenants with Guaranteed Rent of \$21.00 NNN, \$310,189 NOI, for a Full Year from Closing
- 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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