

PRICE IMPROVEMENT: \$620,000, AN \$80,000 PRICE REDUCTION!



5330 MANHATTAN CIRCLE, SUITES A&B
BOULDER, COLORADO 80303



www.deancallan.com

DEAN CALLAN

& COMPANY INC

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

OWNER-USER OFFICE CONDOS FOR SALE

5330 Manhattan Circle, Suites A-B, offers 1,713 SF of move-in-ready medical or professional office space in a highly desirable South Boulder location. Zoned BT-1 to accommodate medical use, the property features recently updated interiors, an attractive reception area, abundant natural light, and private restrooms. Exceptional access to US Highway 36 and regional transit makes this an ideal opportunity for owner-users seeking a professional, well-located office condominium.

Call us for more information and to set up a tour.

5330 MANHATTAN CIRCLE
SUITES A-B



& COMPANY INC

BRIT BANKS

Senior Broker Associate

Direct: 303.945.2020

Cell: 303.903.9775

bbanks@deancallan.com

TORREY PATTERSON

Broker Associate

Direct: 720.826.2291

Cell: 303.514.4559

tpatterson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

TERMS

NEW PRICE: \$620,000 (\$361.94/SF) | OLD PRICE: ~~\$700,000~~

Address:	5330 Manhattan Circle, Suites A-B, Boulder, CO 80303
Suite A:	786 SF
Suite B:	927 SF
Total Square Footage:	1,713 SF
Zoning:	BT-1 (Allows Medical Use)
Year Built:	1980

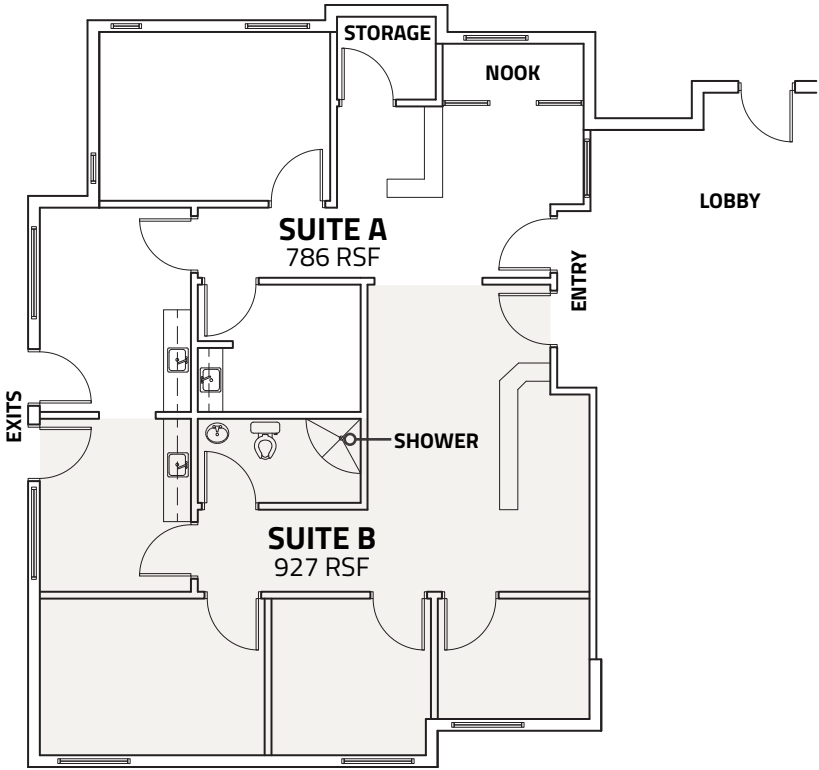
PROPERTY HIGHLIGHTS

- **1,713 SF Office/Medical Condominium** comprised of Suites A (786 SF) and B (927 SF)
- **BT-1 Zoning** allowing a variety of professional and medical office uses
- **Move-In Ready Space** with modern, recently renovated interiors
- **Abundant Natural Light** throughout the premises
- **Professional Reception Area** and efficient office layout
- **Private Restroom** within the suites
- **Ideal Owner-User Opportunity** with flexible occupancy options
- **Prime South Boulder Location** near Table Mesa Drive and Foothills Parkway
- **Excellent Regional Access** to US Highway 36 and the Table Mesa Park-n-Ride
- **Convenient Commute** for employees and clients throughout Boulder County and the Denver Metro Area
- **Established Office Condominium Community**
- **Well-Maintained Building** constructed in 1980



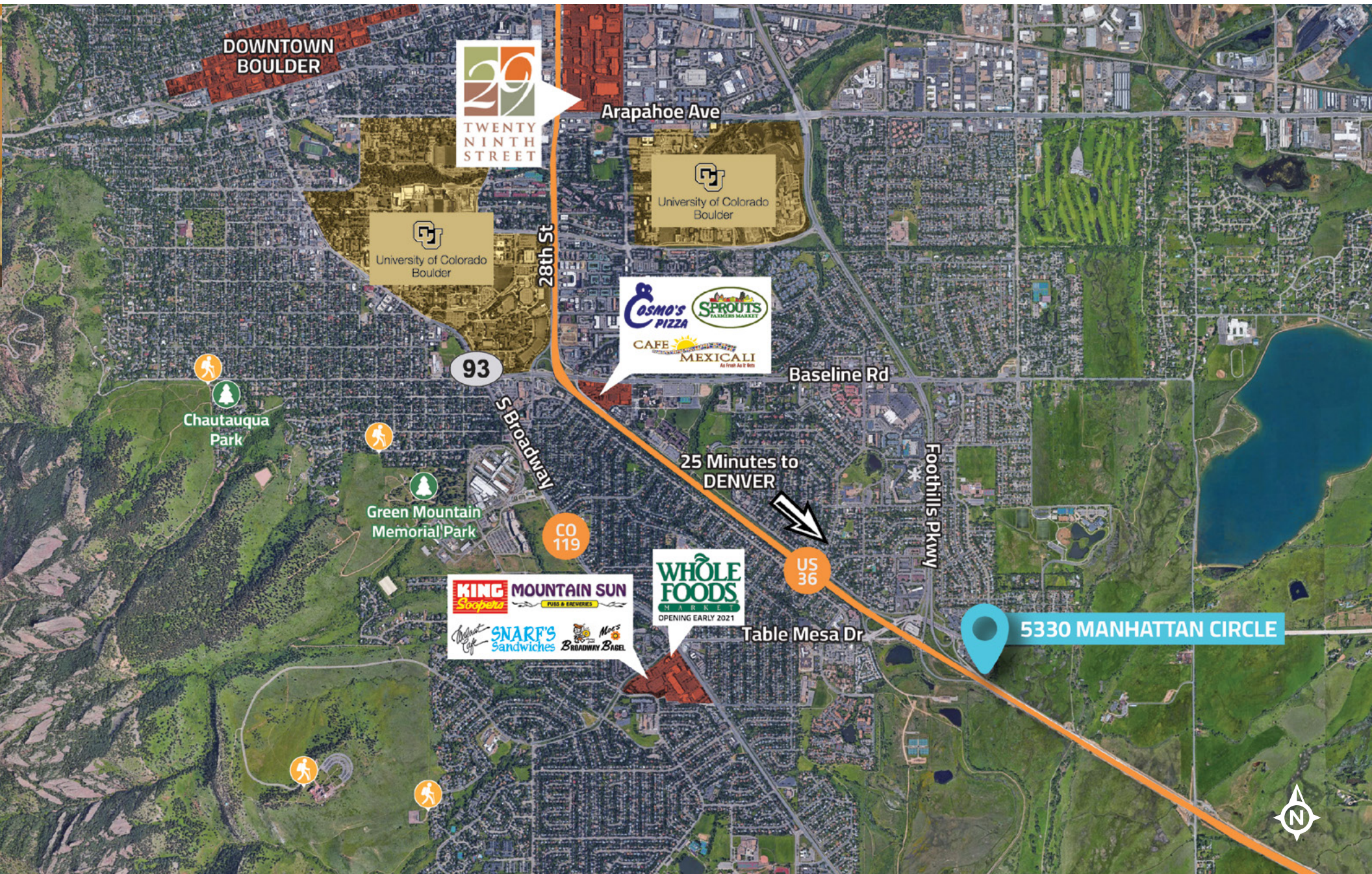


FLOOR PLAN



Take the Tour
<https://youtu.be/-cvupT3sM3k>

LOCATION



OWNER-USER OFFICE CONDOS FOR SALE

follow us     

5330 MANHATTAN CIRCLE, SUITES A&B BOULDER, COLORADO 80303

BRIT BANKS
Senior Broker Associate
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Broker Associate
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com

DEAN CALLAN
& COMPANY INC

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



www.deancallan.com