



Small East Boulder **Retail & Office Condos** for Lease or Sale

Michael-Ryan McCarty
mccarty@gibbonswhite.com
(303) 586-5939

Patrick Weeks
patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com

Property Info & Gallery

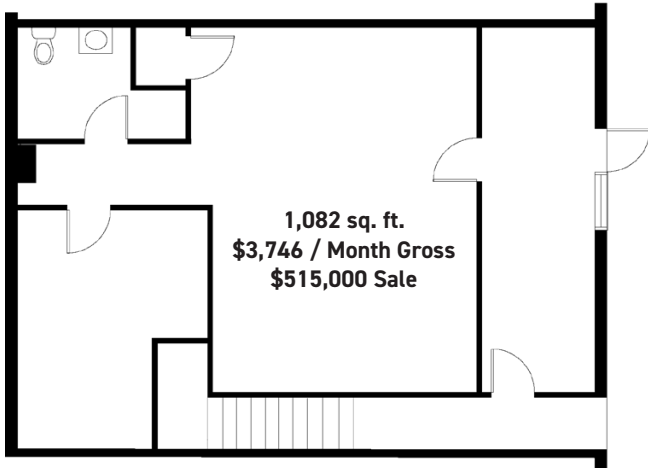
View Map

Unit	Size	Sale Price	Lease Rate / sq. ft
D	1,082 sq. ft.	\$515,000 (\$476/sq. ft.)	\$25.00 NNN
D Expenses / sq. ft.			\$16.54
2	1,224 sq. ft.	\$415,000 (\$339/sq. ft.)	\$15.00 NNN
2 Expenses / sq. ft.			\$15.91

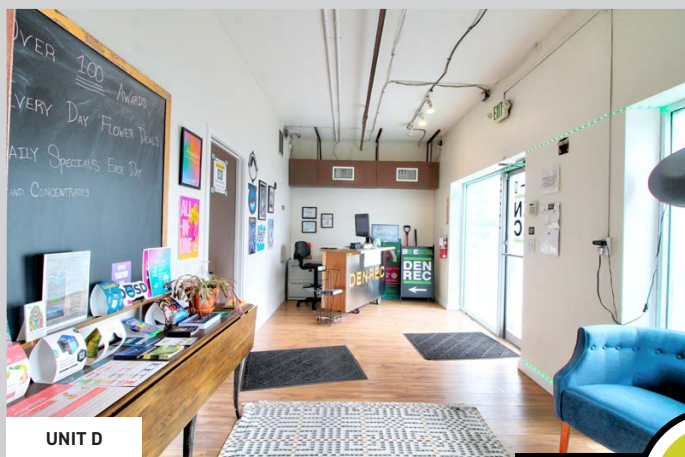
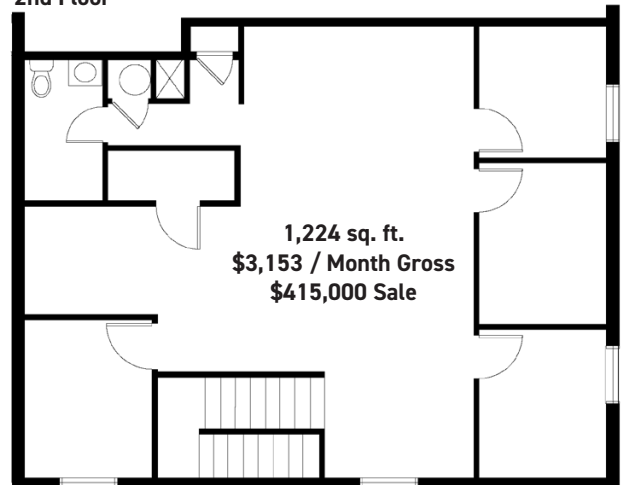
- **Unit D** is a Nice Retail Unit Currently Operating as a Dispensary with Waiting/Reception Area, Retail Area, Office, & Restroom
- **Unit 2** is a Second Floor Unit with East & South Facing Windows, 4 Private Offices, Open Bullpen, Kitchenette & Restroom, Available Now
- [BC-1 Zoning](#) for a Wide Range of Office, Retail, Personal Service, Wellness & Fitness Uses
- Close to 55th St & Arapahoe Ave with Monument Signage Available

© 2026 Gibbons-White, Inc.

**Unit D
1st Floor**



**Unit 2
2nd Floor**



VIDEO



TOUR

