



1200 Yarmouth Avenue

Unit C-1B, Boulder, CO

North Boulder Retail / Office for Lease

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Property Info & Gallery

View Map

Available Space: Single Offices or Suite	150 - 2,473 sq. ft.
Individual Offices	\$500 - \$1,500 / Month Gross
Lease Rate / sq. ft.	\$25.00 NNN \$19.00 NNN
Expenses / sq. ft. (2026)	\$19.67*

**Not Including Utilities*

- **Beautiful & Flexible 1st Floor Office or Retail Condo in North Boulder**
- 6 Private Offices, Large Group Workspace or Meeting Room & Well-Appointed Kitchen & Break Area, 2 ADA Restrooms & Storage
- Unit can be Divided into Two Suites with Shared Kitchen – 994 sq. ft. Available
- Individual Offices also Available with Shared Amenities Starting at \$500/ Month Gross
- Excellent Yarmouth Frontage with 2nd Direct Entrance from Parking Area
- Surrounded by Fantastic Amenities, including Spruce Confections, Amante Coffee, Tierra y Fuego Taqueria, Moxie Bread Company & Bacco Trattoria
- BMS Zoning Allows for a Wide Range of Uses, Including Personal Service, Office, Medical, Retail & Financial Services

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LARGE PRIVATE OFFICE*

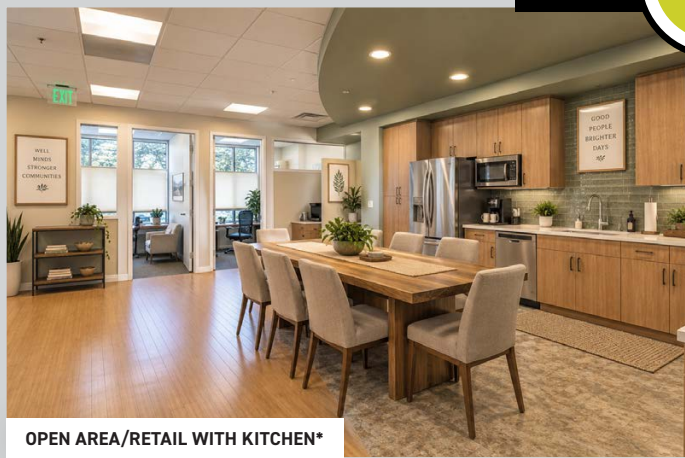


STUDIO/RETAIL/MEETING SPACE

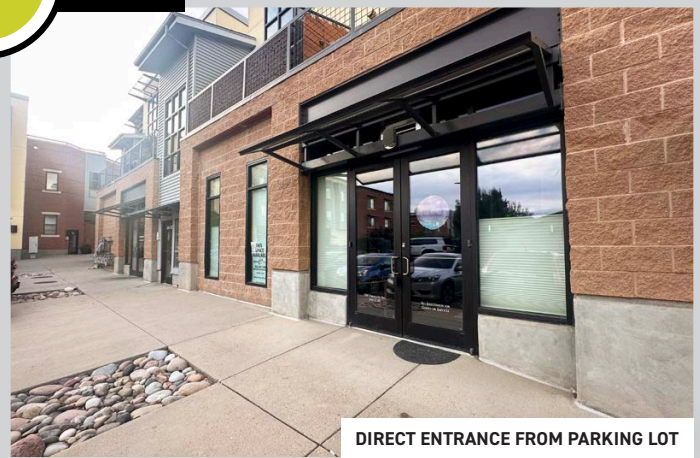
VIDEO



TOUR

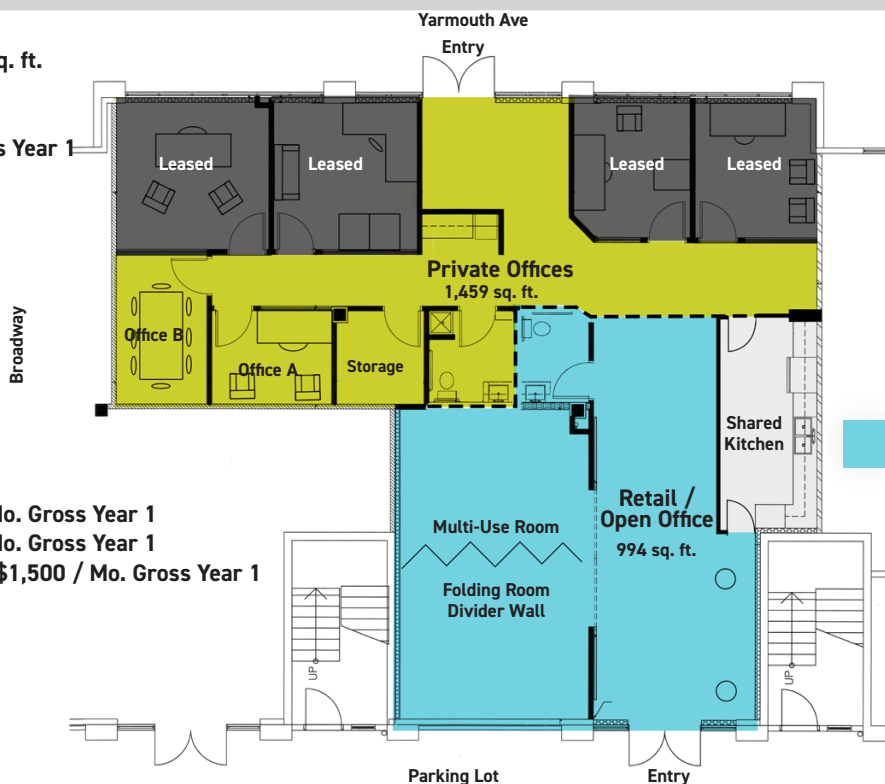


OPEN AREA/RETAIL WITH KITCHEN*



DIRECT ENTRANCE FROM PARKING LOT

Unit C-1B
Full Suite 2,473 sq. ft.
Available with
120 Days' Notice
\$7,862 / Mo Gross Year 1



Individual Offices
Office A - \$500 / Mo. Gross Year 1
Office B - \$500 / Mo. Gross Year 1
Multi-Use Room - \$1,500 / Mo. Gross Year 1

= Retail/Creative Office Suite
994 sq. ft.
\$3,203 / Mo. Gross Year 1

*Virtually Staged

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