

Flex Space In North Boulder For Lease

1501 LEE HILL DRIVE | BOULDER, CO 80304

SUITE 18

Size: 1,875 SF

Rate: \$20 + NNN (\$13.12)

Date Available: March 1, 2025

PLOT TWIST POTENTIAL

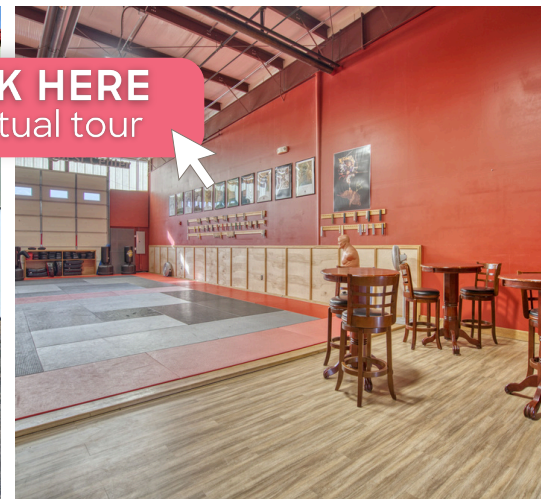
Looking for a space that flexes with your business? Well, plot twist—it's here! This versatile unit is perfect for whatever your business dreams require. Whether you need a bright showroom up front and a spacious warehouse in the back, or a creative layout to call your own, this space has got you covered. Featuring an overhead door for easy access and a layout that's eager for your personal touch, plus a complex filled with awesome, like-minded businesses, it's the ultimate canvas for your next move. Come for the space, stay for the neighbors!

PROPERTY HIGHLIGHTS

- 16' clear height, 14' OH door
- Smart Layout with 80% warehouse + small mezzanine
- Dedicated parking in front, more in back
- Join great neighbors like: Spruce Confections, Upslope Brewing, Juniper Books & Bookcliff Vineyards



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for virtual tour

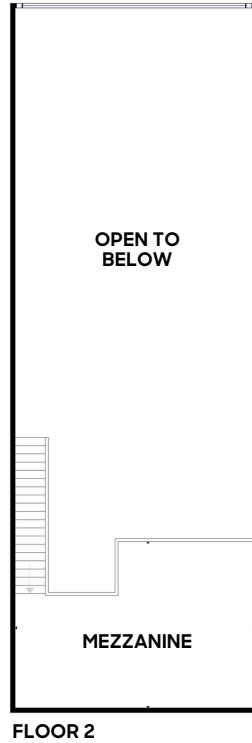
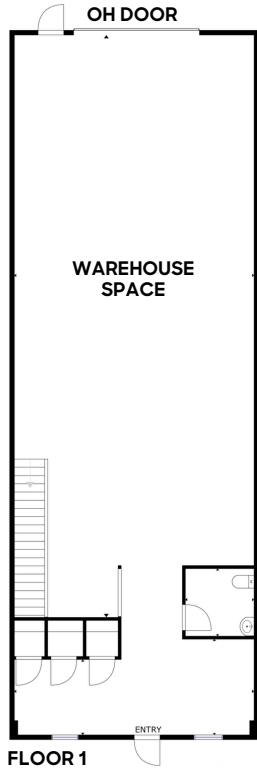


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GATEWAY PARK FUN CENTER



LEE HILL DR

BROADWAY

14TH ST

15TH ST

HIGHWAY 36

LEARN MORE ABOUT THIS PROPERTY
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TODD WALSH, CCIM
303 444 4888
Todd@MarketBoulder.com

HEIDI SCHAMBER
303 444 4344
Heidi@MarketBoulder.com

VALERIE JOHNSON
303 449 7475
Valerie@elevatedboulder.com

