

## Historic Niwot Retail Space for Lease

**210 FRANKLIN ST | NIWOT, CO 80544**

Size: 1,866

Rate: \$28 NNN

Available: Now

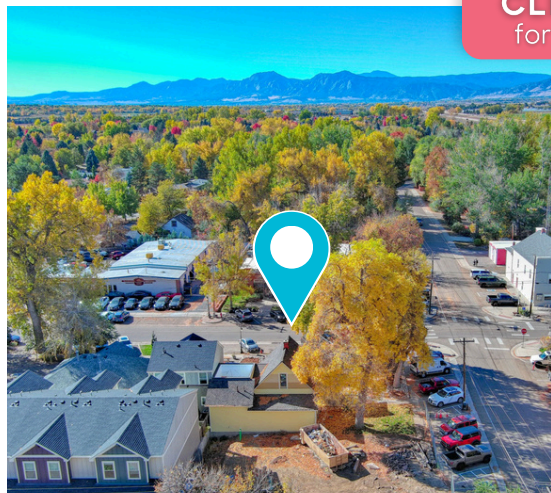
# SLICE OF CHARM

Step right into this fully, gorgeously renovated retail/office space in the heart of downtown Niwot! This historic haven, formerly the home of Frank Bader circa 1900, is now ready to welcome your business with open arms (and a freshly painted porch). Enjoy huge corner visibility at 2nd and Franklin with a spacious lot that includes an expansive and charming outdoor area. The ground level is perfect for making a grand entrance, while the upper level office space adds a touch of practicality. Everything is brand new, so you get all the historic charm without any of the headaches. Join the legacy of this delightful property and make your mark where charm meets change!

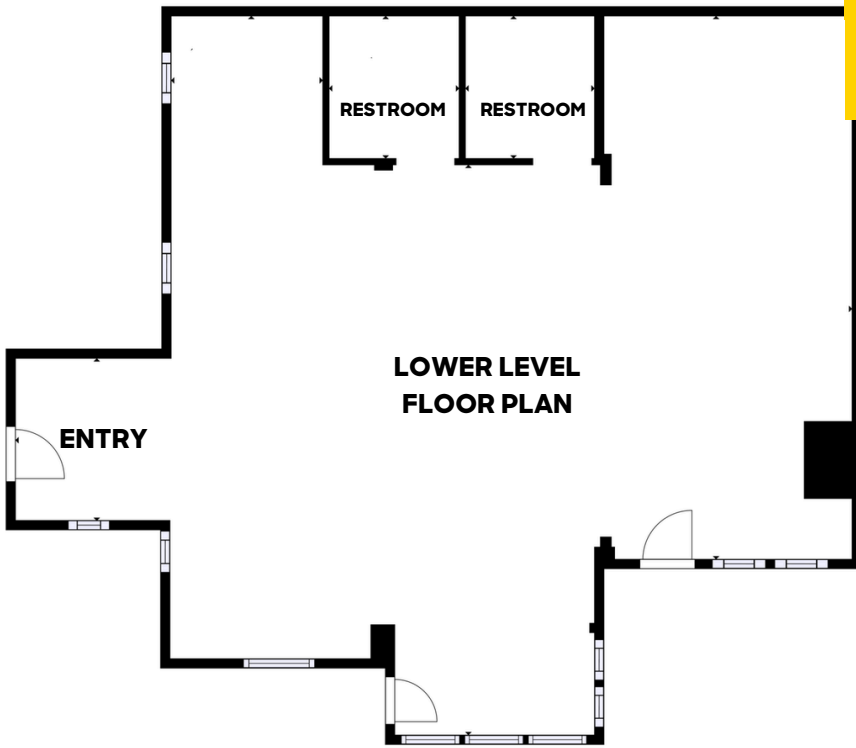
### PROPERTY HIGHLIGHTS

- In the heart of Downtown Niwot
- Huge, highly visible corner lot with outdoor area, included in lease rate
- Includes both levels
- Fully renovated space - historic charm without the maintenance
- TI package included
- 200 year old reclaimed oak wood floors

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