

4790 TABLE MESA DRIVE

BOULDER, CO 80305

OFFERED AT
~~\$2,495,000~~

\$2,100,000

BUILDING SIZE
9,142 SF

ZONING
RM-1
Medical/Office
Allowed Uses

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SET YOUR SIGHTS

Prepare to be awestruck by the unparalleled views of the majestic Flatirons. This versatile 9,142 sq ft office building offers the perfect opportunity to be an owner-occupant. With four suites spanning two floors, the possibilities are endless. You and your business can occupy the top floor, enjoying an owner-occupy opportunity of 2,791+ SF. Whether you're looking to make the whole building yours or grow into it, there are plenty of options to suit your needs. With parking for 34 vehicles, existing income in place, and access to HWY 36, it's time to elevate your real estate vision to new heights.

PROPERTY HIGHLIGHTS

- Owner User Opportunity with up to 2,791 SF immediately available
- All leases have 120 day notice to vacate
- Great Visibility and Signage
- Ample parking (surface and secured)
- Beautiful interior finishes throughout
- Large balcony with a view

**SOUTH BOULDER COMMERCIAL
BUILDING FOR SALE**

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