

## Office Condo for Sale or Lease

5485 CONESTOGA CT | BOULDER, CO 80301  
UNIT 250

Office A	190 SF	\$350/Month Gross
Office B:	148 SF	LEASED
Office C	138 SF	\$290/Month Gross
Suite 250	2,406 SF	<del>\$20.00</del> \$17.50/SF Gross
Available: Now		

Sale Price: \$549,000

**PRICED \$185K  
UNDER APPRAISAL**  
\*Ask for appraisal

# STEAL OF A DEAL

Let's just get past the fact that this space is a raging steal of a deal for Boulder and focus on the even better part: neighbors. Home to more tenant variety than the Great Barrier Reef, this tucked-away gem is perfect for a tech company or small business looking to work in VERY good company. Plus, it doesn't hurt to be neighbors with the likes of Blackbelly, Pica's Taqueria and Ozo Coffee with a hungry team to feed.

### PROPERTY HIGHLIGHTS

- 7 private offices
- Open bullpen
- Common restrooms
- Corner unit with windows in every office
- Elevator



Office A



Suite 250



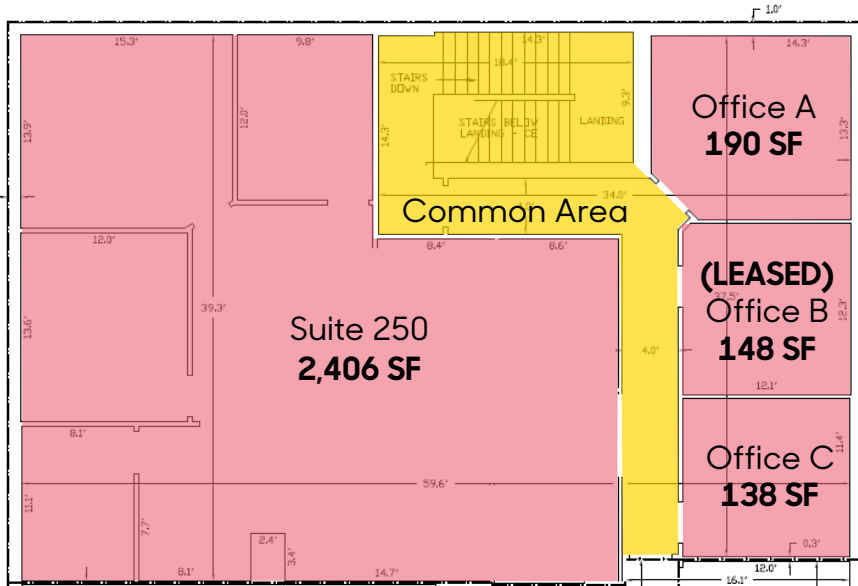
Suite 250



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[MarketBoulder.com](https://MarketBoulder.com)



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190 SF \$350/Month Gross
- Office B**  
LEASED
- Office C**  
138 SF \$290/Month Gross

**CLICK HERE**  
to read about the  
East Boulder Subcommunity Plan



LEARN MORE ABOUT THIS PROPERTY  
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