

## Office or Retail for Lease in North Boulder

**4585 13TH ST | BOULDER, CO 80304**  
SUITE A

Size: 424 SF

Lease: \$1,100 per month gross

Available: February 1, 2023

# A HOLIDAY EVERYDAY

Going to work doesn't always feel like a holiday...unless of course you work here. Celebrated for its colorful, modern architecture and even more colorful community, North Boulder's Holiday neighborhood hosts this small but festive flex space. The wall of light-letting windows is like a gift to your senses while the must-have location puts you steps from a charming park and some of the best coffee and eateries. Happy Holiday indeed.

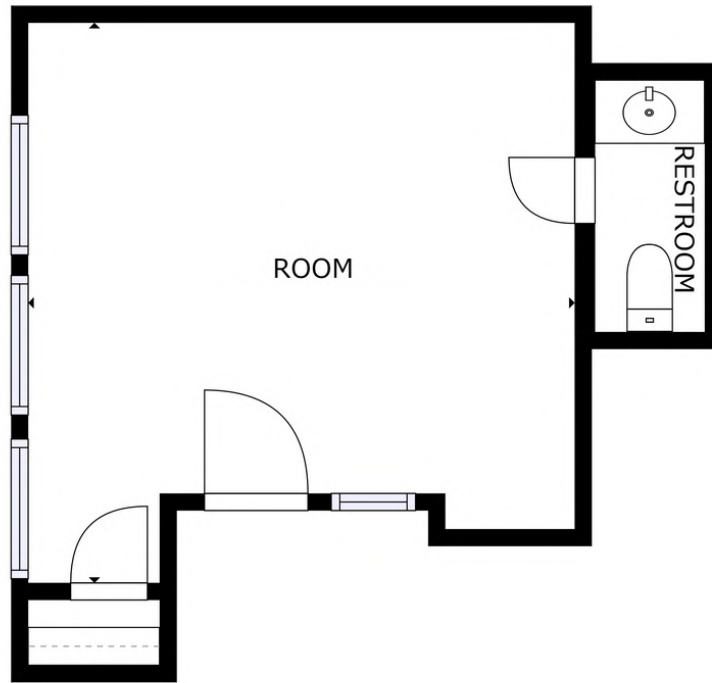
### PROPERTY HIGHLIGHTS

- First floor property with private entrance
- Desirable NoBo location in Holiday neighborhood
- Bright space with wall of windows and high ceilings
- Private restroom
- Open layout perfect for office or retail



LEARN MORE ABOUT THIS PROPERTY

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



LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://MarketRealEstate.com)

**TODD WALSH**  
303 444 5040  
Todd@MarketBoulder.com

**BRITTANY BOUDREAU**  
303 444 0566  
Brittany@MarketBoulder.com

