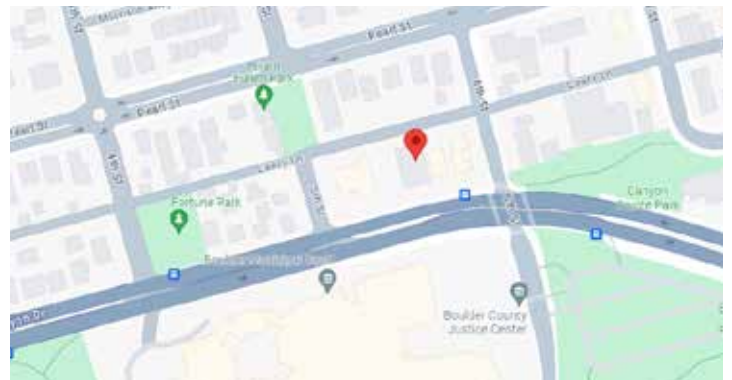


525 CANYON BLVD, BOULDER 80302



BUILDING INFORMATION

Total Bldg SqFt:	4131
Min/Max SqFt Avail:	4131
Available Date:	07/01/2024
Legal:	Lots 9 & 10 Block 60 OT Boulder West
Year Built:	1976



PROPERTY OVERVIEW

Listing Comments: First time available to purchase this super well located single story office building on busy Canyon Blvd directly across the street from the Boulder County Justice Center. 525 Canyon is currently 100% office finish, perfect for attorneys, accountants and other professionals. Lots of parking onsite with access to the building from Canyon Blvd or from the alley. Full building vacant and available for occupancy 07/01/24

SALE PRICE

\$2,500,000

Lease Rate \$14.00 Square Foot NNN.

Expenses \$17.64 PSF 2024



GEOFFREY KEYS

303.214.1540
keys@Keys-commercial.com

525 CANYON BLVD, BOULDER 80302

525 CANYON BLVD, BOULDER 80302

LOT INFORMATION

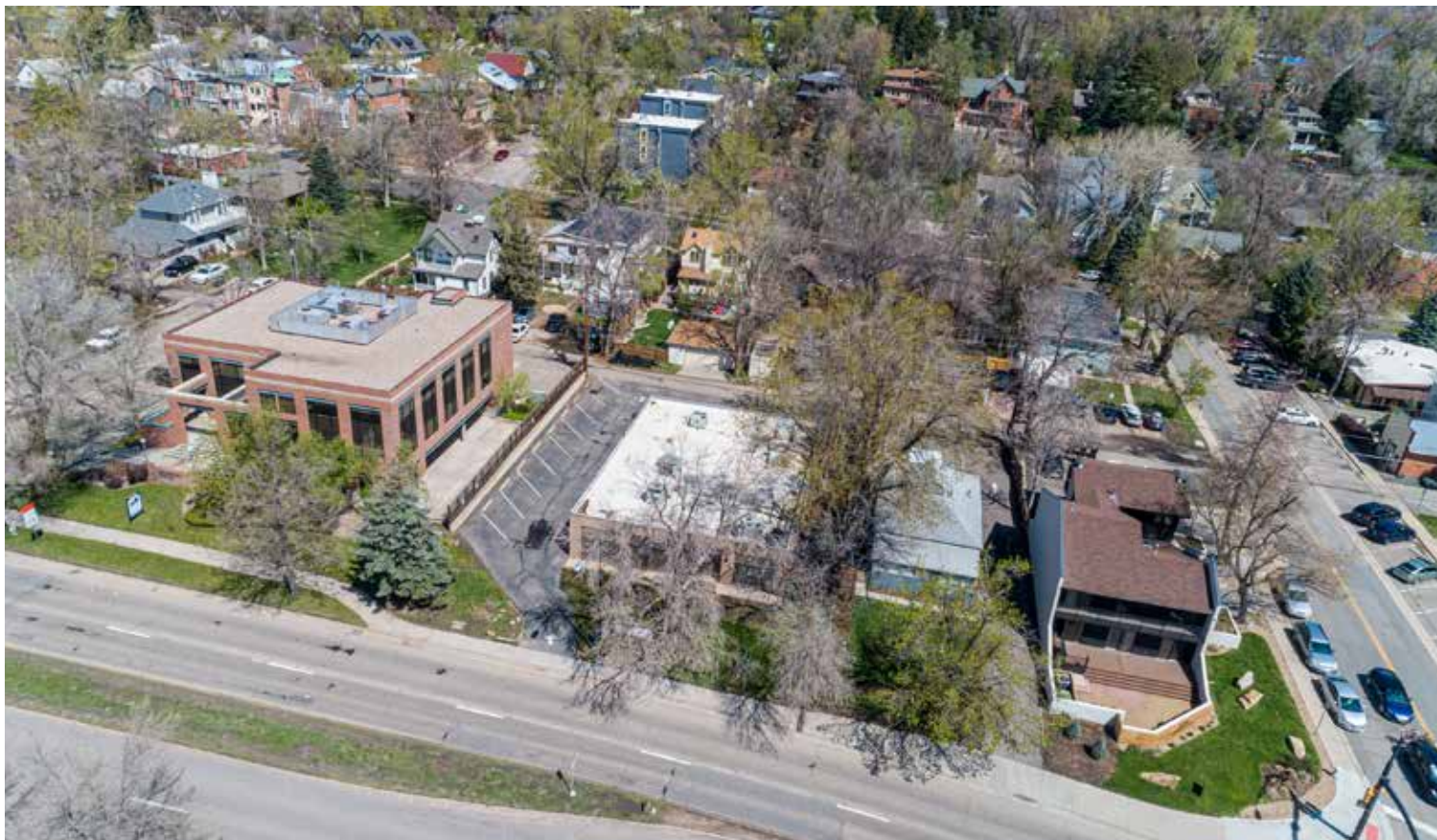
Lot SqFt:	13,543
Approx. Acres:	0.31



PROPERTY FEATURES

EXTERIOR:

Construction:	Block
Roof:	Rubber/Membrane
Commercial/Industrial Type:	Office
Location Description:	Level Lot
Property Features:	Paved Parking
Views:	Foothills View



GEOFFREY KEYS

303.214.1540
keys@Keys-commercial.com

Keys Commercial

525 CANYON BLVD, BOULDER 80302