



2830 Valmont Road

Boulder, CO

Lynda Gibbons

lynda@gibbonswhite.com
(303) 586-5920

Jaime Pletcher

jaime@gibbonswhite.com
(303) 586-5936

www.gibbonswhite.com



Property Info & Gallery



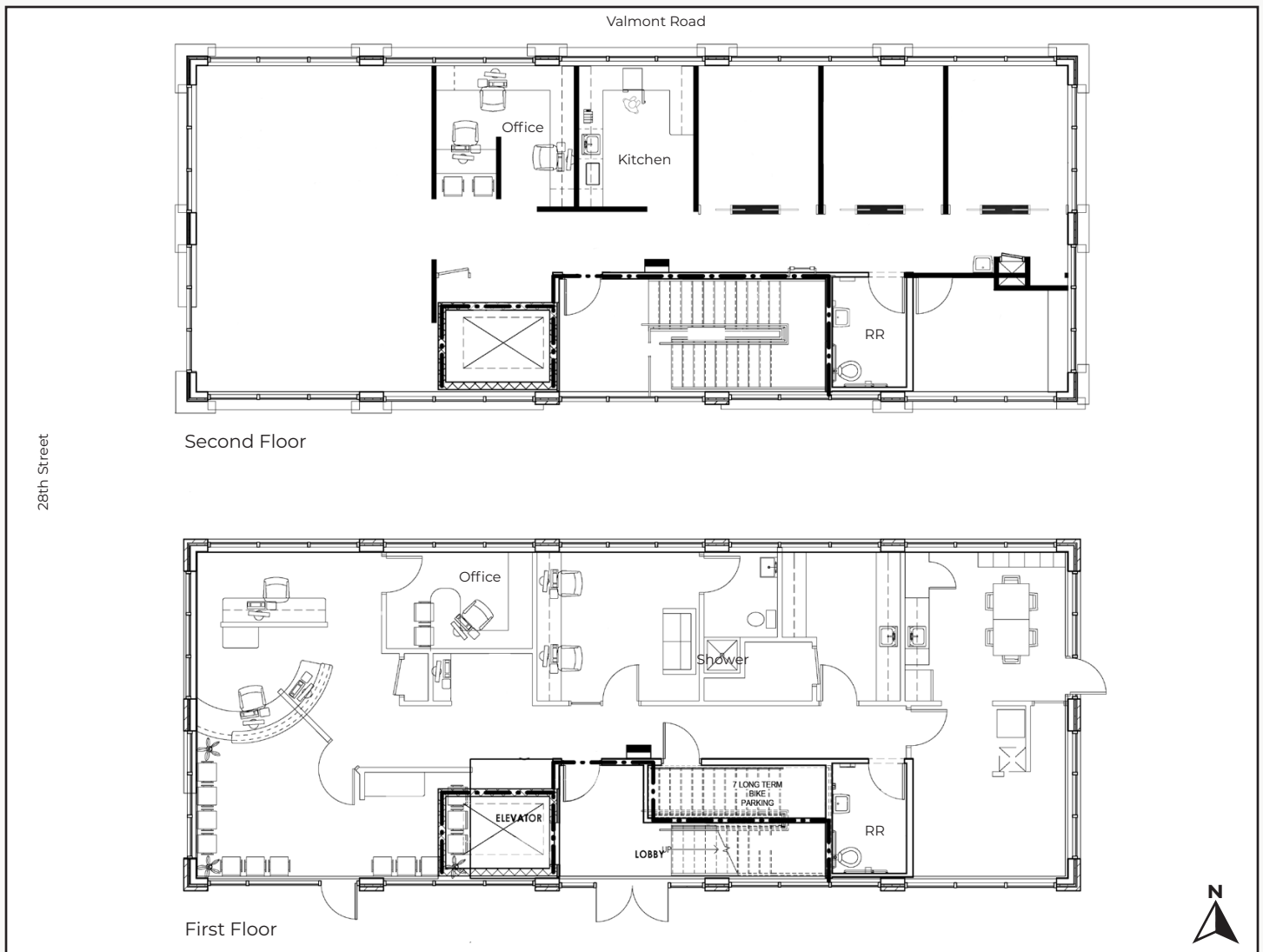
View Map

Highly Visible Class A Retail / Office for Sale

| | |
|---------------|-------------------------------|
| Building Size | 4,122 sq. ft. |
| Sale Price | \$2,700,000 (\$655 / sq. ft.) |

- **Prime Location:** Perched at the Corner of Valmont & 28th Streets Offering Unmatched Exposure
- **Versatility:** Newly Constructed with High-End Finishes Perfect for Retail, Professional Office, or Medical/Dental Practice
- **Visibility:** Excellent Signage & Branding Opportunity in the Heart of Boulder
- **Abundant Parking:** 14 Spaces with Use of an Additional 38 per Cross Parking Easement with Walgreens
- **Thoughtful Design:** Contemporary Finishes, Sweeping Mountain Views, Energy-Efficient Systems, Elevator/ ADA Access
- **Flexibility:** Designed for Easy Divisibility Allowing Partial Occupancy & Tenant Income
- **Accessibility:** Dual Access from both Valmont & 28th Streets with Monument Signage on Each Street

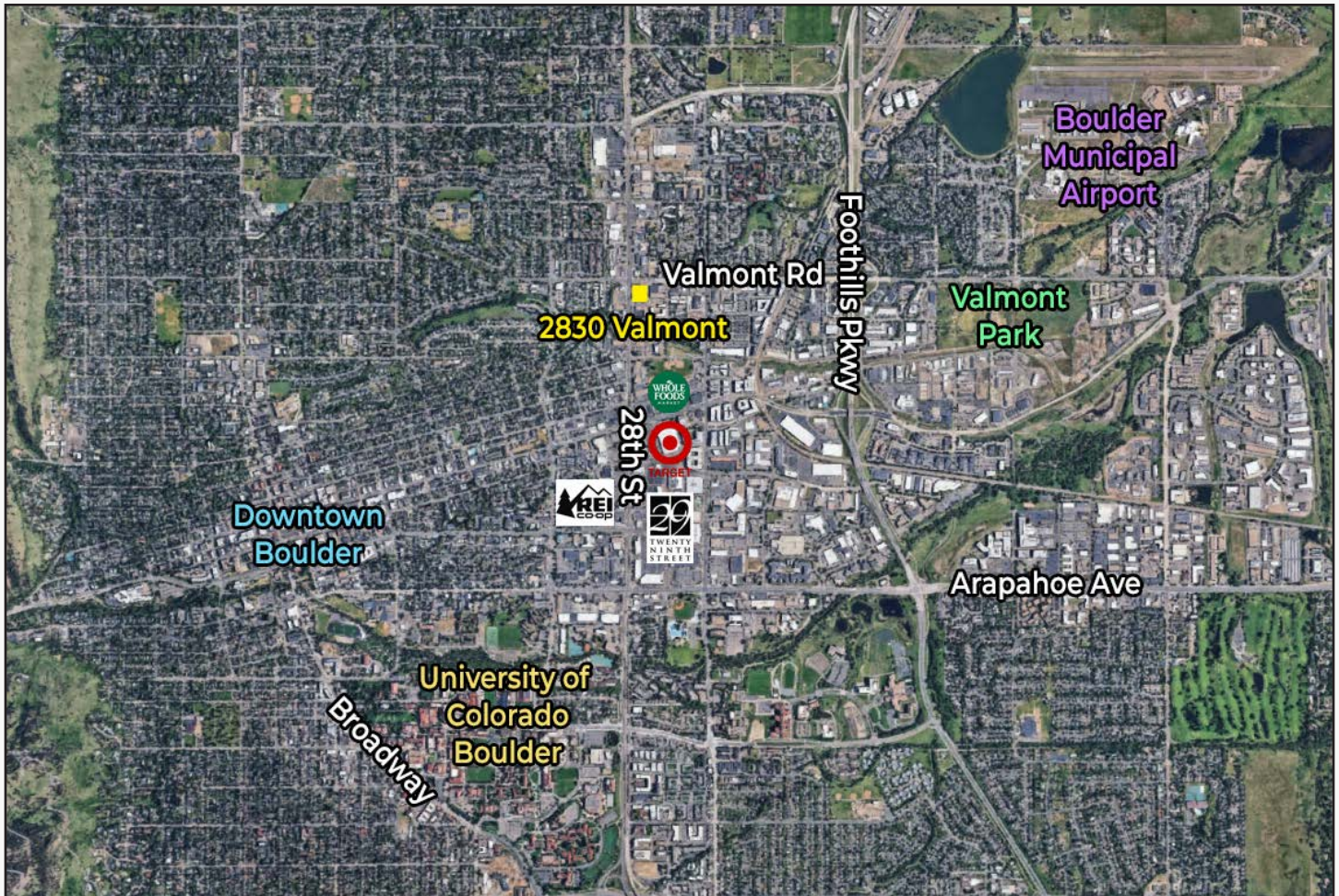
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

PROPERTY SUMMARY

| | |
|------------------------|--|
| Location | 2830 Valmont Road, Boulder CO 80301 |
| Property Type | Class A Office, Retail, or Medical |
| Lot Size | 0.23 AC |
| Rentable Building Area | 4,122 sq. ft. |
| No. Stories | Two |
| Year of Construction | 2017 |
| Tenancy | Single or Multiple |
| Parking Ratio | 3.4 / 1,000 sq. ft. |
| Zoning | Boulder County BC-2 Business Community |
| APN/Parcel ID | 1463292-50-002 |
| Walk Score | 90 (Walker's Paradise) |



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.