


DENTAL/OFFICE SPACE IN NIWOT

# FOR LEASE

136 2nd Ave, Niwot, CO, 80503

## PROPERTY OVERVIEW

| | |
|---|---|
| **UNIT A** | 2,812 RSF* |
| **LEASE RATE** | $27.50/RSF NNN |
| **EXPENSES (EST)** | $13.00/RSF |
| **DATE AVAILABLE** | 9/1/26 |
| **PARKING** | 15 on-site spaces |
| **ZONING** | NRCD1 (Niwot Rural Community District 1)** |

**Source - Landlord*
***Per assessor's website*

**Positioned in the heart of downtown Niwot,** 136 2nd Ave, Unit A, offers a rare opportunity to lease a fully built-out general dental office in one of Boulder Bounty's most charming and established communities. Located along Niwot's vibrant main street corridor, the property benefits from strong local foot traffic, excellent street visibility, and convenient access for patients throughout the surrounding neighborhoods.

### FEATURE HIGHLIGHTS

- Building Signage
- Clean
- Foot Traffic
- Easy Access
- Visibility/Location
- Parking

## FOR MORE INFORMATION:

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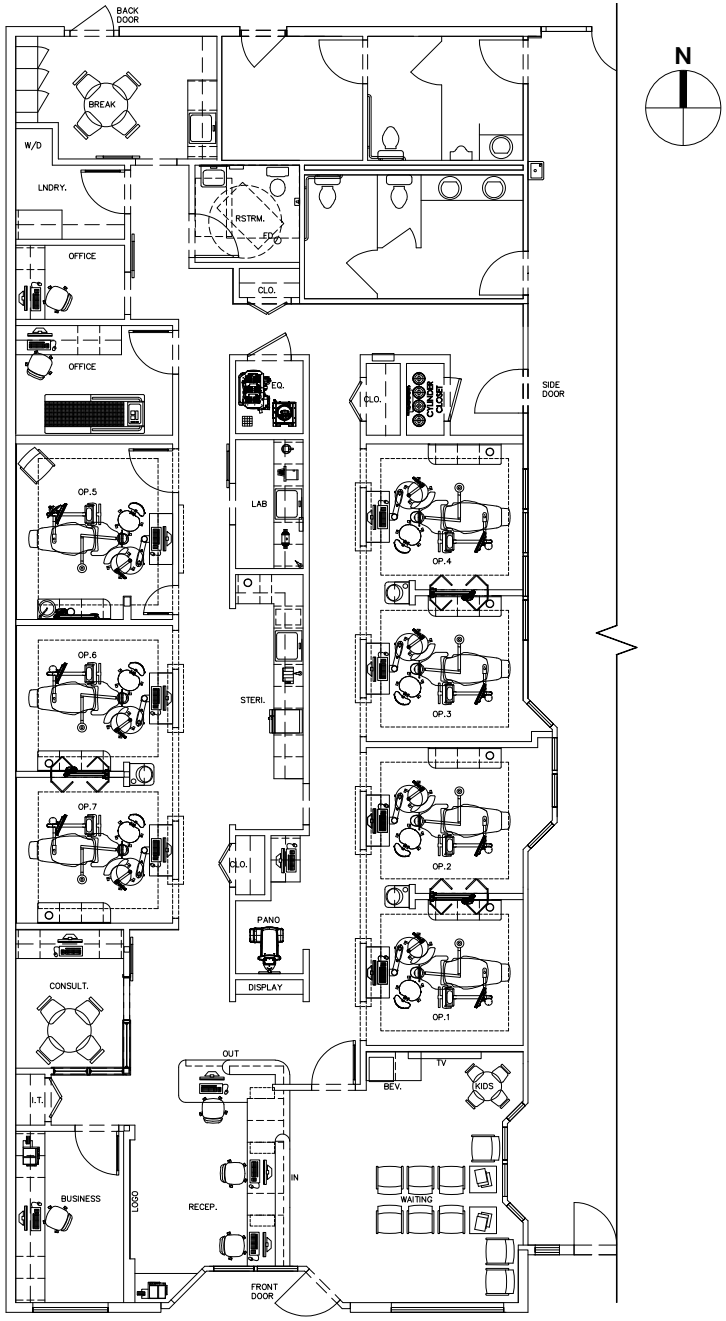
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This thoughtfully designed general dentistry buildout is configured for efficient daily operations and optimal patient flow. Surrounded by established local businesses and residential neighborhoods, Unit A offers a strategic opportunity for a dentist or medical user seeking to established or expand their practice in a highly desirable and community-oriented setting.

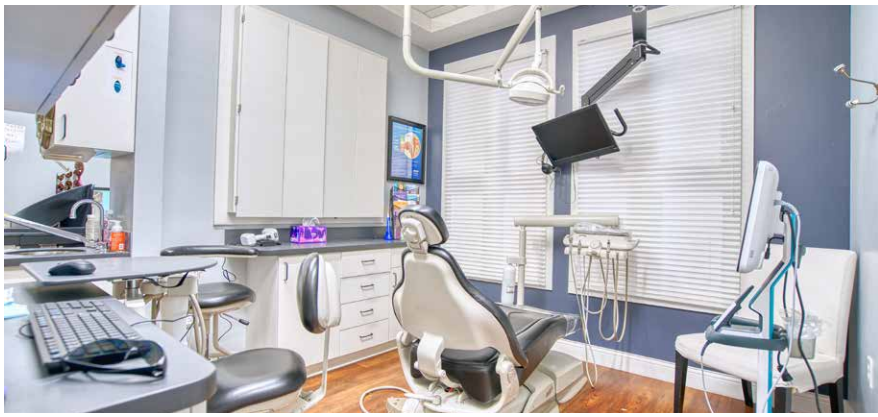
- Desirable, community oriented area
- Great visibility
- Local foot traffic

## FLOOR PLANS


BACK DOOR
BREAK
W/D
LNDRY.
RSTRM.
FD
OFFICE
CLO.
OFFICE
EQ.
CLO.
SIDE DOOR
OP.5
LAB
OP.4
OP.6
STERI.
OP.3
OP.7
CLO.
OP.2
PANO
DISPLAY
CONSULT.
OP.1
OUT
TV
BEV.
KIDS
I.T.
BUSINESS
LOGO
RECEP.
IN
WAITING
FRONT DOOR
N




Niles Family DENTISTRY




few of a kind
NIWOT EMPORIUM













## PROPERTY LOCATION

