

SERVICE RETAIL OR OFFICE SPACE FOR LEASE

1155 Canyon Blvd, Boulder, CO 80302



1155 CANYON



ABOUT THE BUILDING

1155 Canyon Blvd is a premier Class "A" office building positioned on the legendary corner of Canyon and Broadway in the heart Downtown Boulder. The building features high-end finishes, abundant window line and ample natural light throughout.

- Two contiguous suites available for lease
- Up to 14,046 square feet available
- Steps away from Pearl Street Mall and RTD Transit Station
- 2:1,000 parking ratio
- Perfect views of the famous Flatirons

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
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1155 CANYON BLVD, BOULDER, CO 80302

SUITE 100



SIZE
5,734 SF



RENT
\$28.00 NNN



AVAILABLE
Immediately



EST. OP EX
\$19.38 / SF
(including utilities)

SPACE NOTES:

Bank and / or financial services space for lease in great downtown Boulder location. With 3 drive-thru teller lanes, 1 with an ATM, this space is ready for a financial services user. This space can be easily retrofitted for service retail or office space or combined with adjacent Suite 105 for up to 14,046 SF of office or service related retail space.



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1155 CANYON BLVD, BOULDER, CO 80302

SUITE 105



SIZE

8,312 SF



RENT

\$28.00 NNN



AVAILABLE

90 days



EST. OP EX

\$19.38 / SF

(including utilities)

SPACE NOTES:

Large, open, first floor office space available. Providing a mix of offices and open space that can accommodate 45 workstations, this space also has several conference rooms and huddle areas and an expansive kitchen / break room complete with a large kitchen island. This space can also be combined with adjacent suite 100 for up to 14,046 SF of office or service related retail space.



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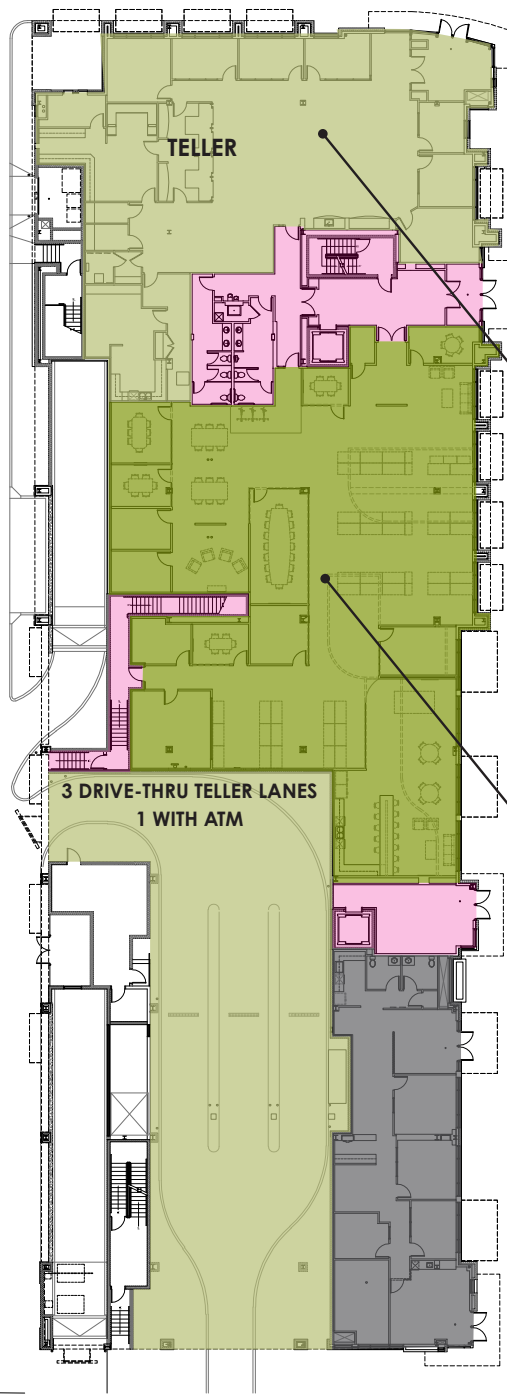
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FLOOR PLAN



LEVEL 1

Up to
14,046 SF



SUITE 100	
Size	5,734 SF
Rent	\$28.00 NNN
Available	Immediately

SUITE 105	
Size	8,312 SF
Rent	\$28.00 NNN
Available	90 days

- LEASED
- AVAILABLE
- COMMON AREA

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WEST END LOCATION



LOCATION NOTES:

Offering excellent visibility from on one of the most heavily trafficked corners in all of Downtown Boulder, 1155 Canyon is a well located property on the signalized corner of Broadway & Canyon Blvd. Ideally located near many surrounding amenities including shopping, restaurants, breweries and all that Downtown Boulder has to offer just steps away from your door. Easy access in and out of town via Broadway or Canyon Boulevard.

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