

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1300 Walnut Street, Boulder, CO 80302



1300 WALNUT



ABOUT THE BUILDING

Modern, creative tech space available for lease at 1300 Walnut. This two-story building provides an unbeatable Downtown Boulder location on the corner of 13th & Walnut just steps away from all the action that Downtown Boulder has to offer.

- Creative, open work spaces with bright, modern finishes
- Great downtown Boulder location
- Steps away from Pearl Street Mall and RTD Transit Station

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
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1300 WALNUT STREET, BOULDER, CO 80302

SUITE 10



UNIT
Suite 10



RENT
\$1,995/Month



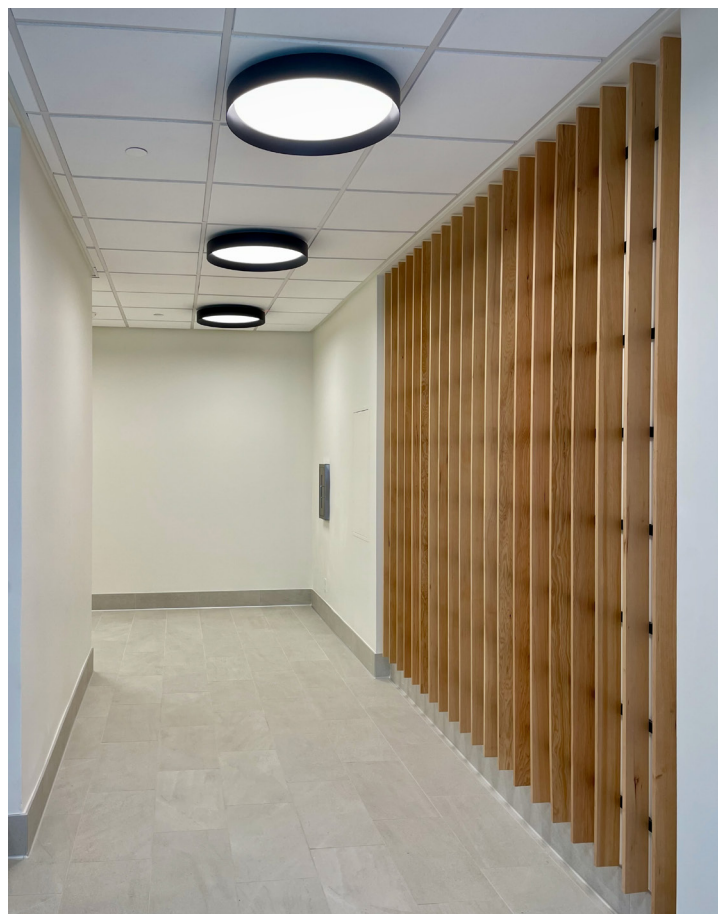
SIZE
1,674 SF



AVAILABLE
Immediately

SPACE NOTES:

Economical space available at 1300 Walnut, a well located two-story building situated in the heart of Downtown Boulder. Enjoy all that Downtown has to offer just steps away from your office door.



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1300 WALNUT STREET, BOULDER, CO 80302

SUITE 20



UNIT
20



RENT
\$10.00 NNN



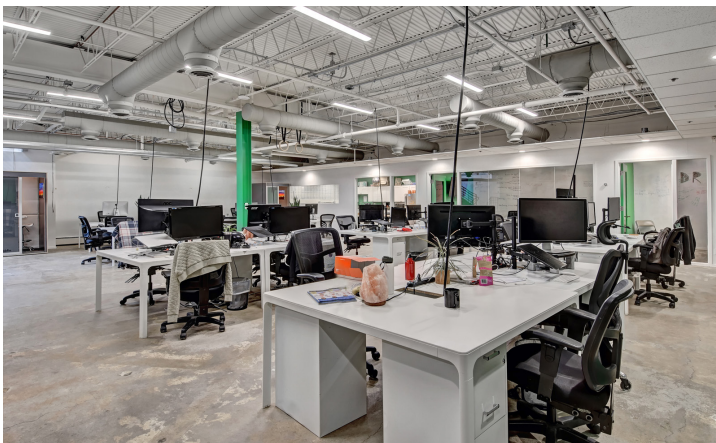
SIZE
4,264 SF



AVAILABLE
Immediately

SPACE NOTES

This 4,000+ square foot space features an open work environment with exposed ductwork and ceilings, concrete flooring and bright, creative finishes. Ideal for a growing company in need of creative, open space in a perfect downtown location.



CHAD HENRY

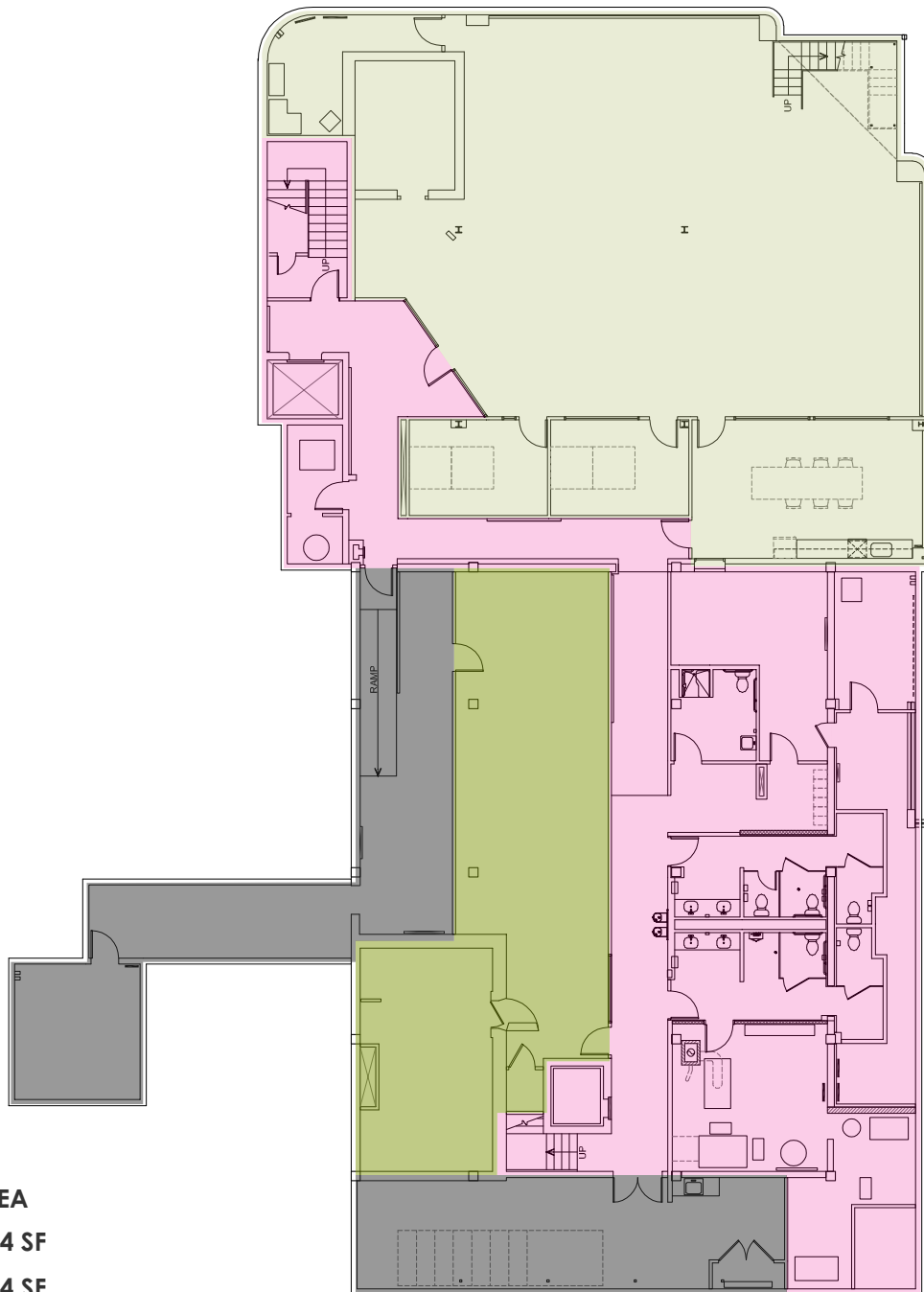
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1375 WALNUT STREET, BOULDER, CO 80302

FLOOR PLAN



-  COMMON AREA
-  SUITE 10 - 1,674 SF
-  SUITE 20 - 4,264 SF
-  LEASED AREA

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LOCATION



LOCATION NOTES:

Right in the heart of it all is a small but well located two-story building situated on the busy corner of 13th Street and Walnut Street, just one block off the Pearl Street Mall, and across from the RTD Transit Station. The west side of this building faces The Plaza at One Boulder Plaza, which features plenty of outdoor seating and a nice water feature.

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