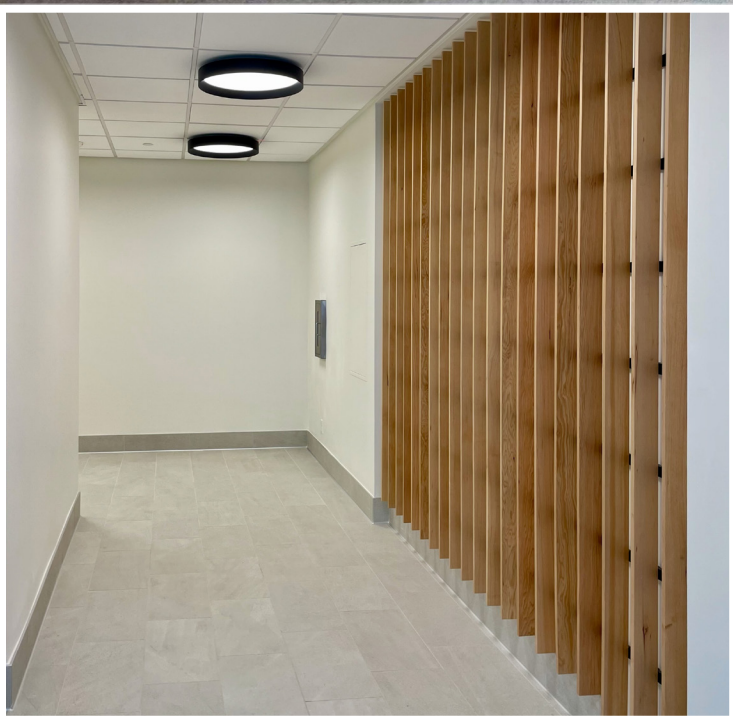
DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1300 Walnut Street, Boulder, CO 80302





ABOUT THE BUILDING

Updated with clean, modern finishes and all new lighting, this two-story office building provides an unbeatable location on the corner of 13th & Walnut, just steps away from all the great amenities that Downtown Boulder has to offer.

ENJOY AN INTRO RATE OF $10 NNN FOR THE FIRST YEAR ON ANY LEASE TERM OF THREE YEARS OR LONGER

- Updated common area
- Great Downtown Boulder location
- Steps away from Pearl Street Mall and RTD Transit Station

Drew Weiman
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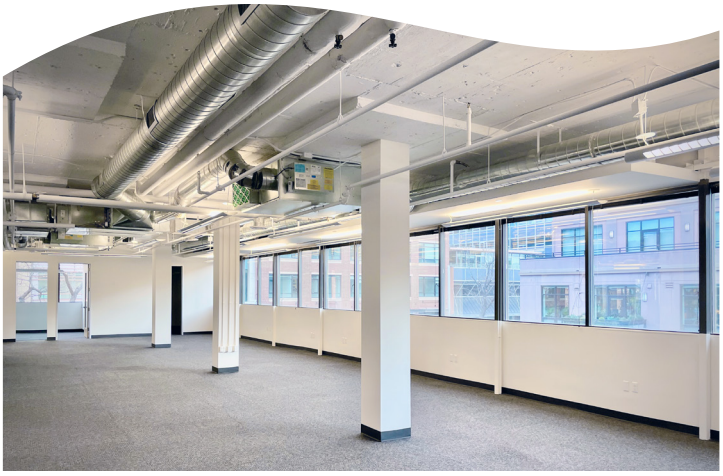
THE W.W. Reynolds COMPANIES

P. 303-442-8687
www.wwreynolds.com

1300 WALNUT STREET, BOULDER, CO 80302

SUITE 200

THE W.W. Reynolds COMPANIES



SIZE
12,647 SF

RENT
Intro Rate
$10 NNN

AVAILABLE
Immediately

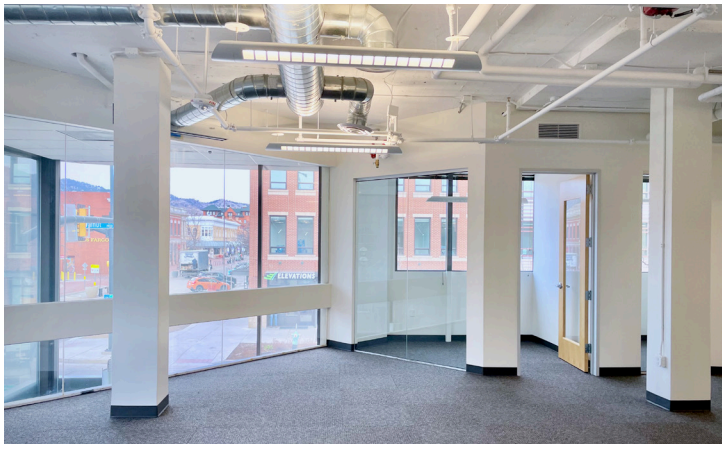
EST. OP EX
$19 / SF
(including utilities)

SPACE NOTES

Just a touch over 12,500 SF, this renovated second floor office suite is comprised of a generous amount of open area featuring tall, open, exposed ceilings, conference rooms and offices with glass walls, and a great window line providing lots of natural light.









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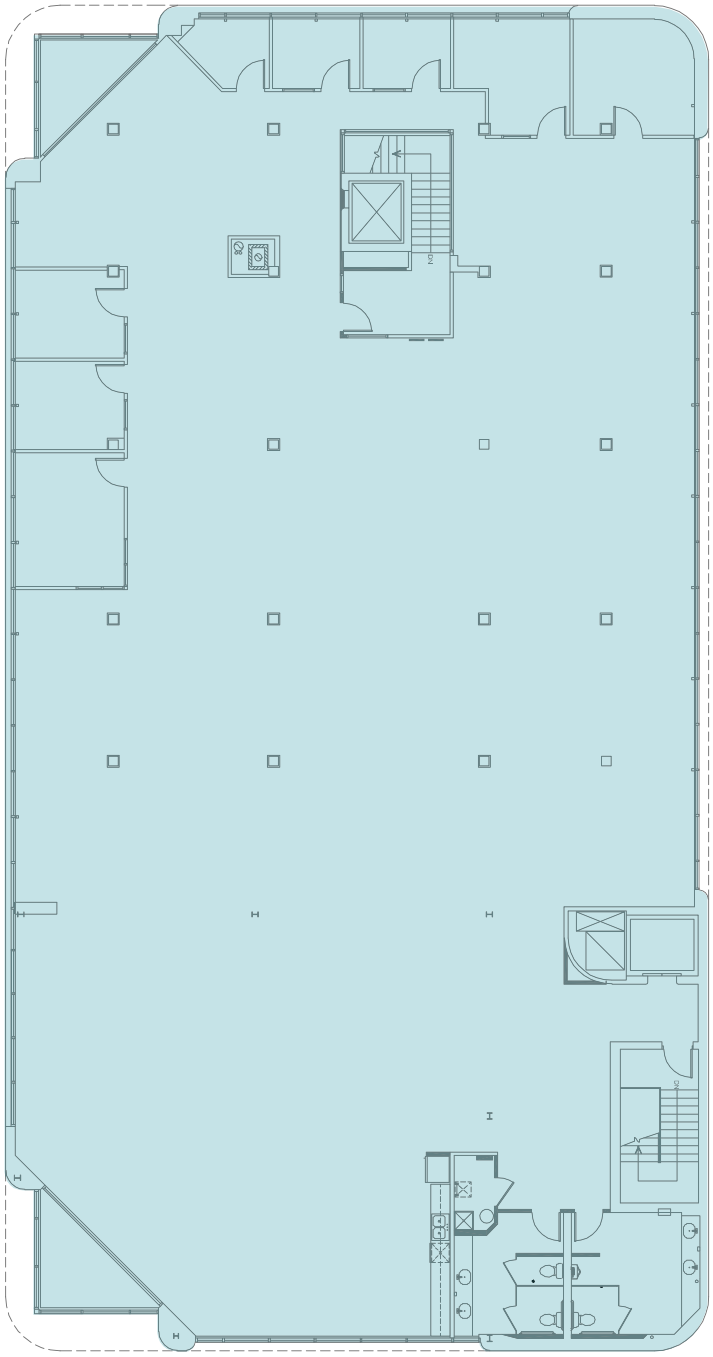
FLOOR PLAN

THE W.W. Reynolds COMPANIES

LEVEL 3



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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 and Walnut Streets, 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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