

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1301 Canyon Blvd, Boulder, CO 80302

ONE BOULDER PLAZA



ABOUT THE BUILDING

An upscale mixed-use development in the heart of Downtown Boulder, One Boulder Plaza spans across 2 square city blocks and features a full service fitness center, underground parking and 24/7 on-site security.

- Class “A” building
- Great natural light and outdoor courtyards
- 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

1301 CANYON STREET, BOULDER, CO 80302
SUITE 110



SIZE
5,500 SF



RENT
\$20 NNN



AVAILABLE
Immediately



EST. OP EX
\$18.59 / SF
(including utilities)

SPACE NOTES

5,500 SF office space available for lease in One Boulder Plaza. Reap the benefits of this outstanding downtown Boulder location just steps away from the Pearl Street Mall and RTD Transit Station.



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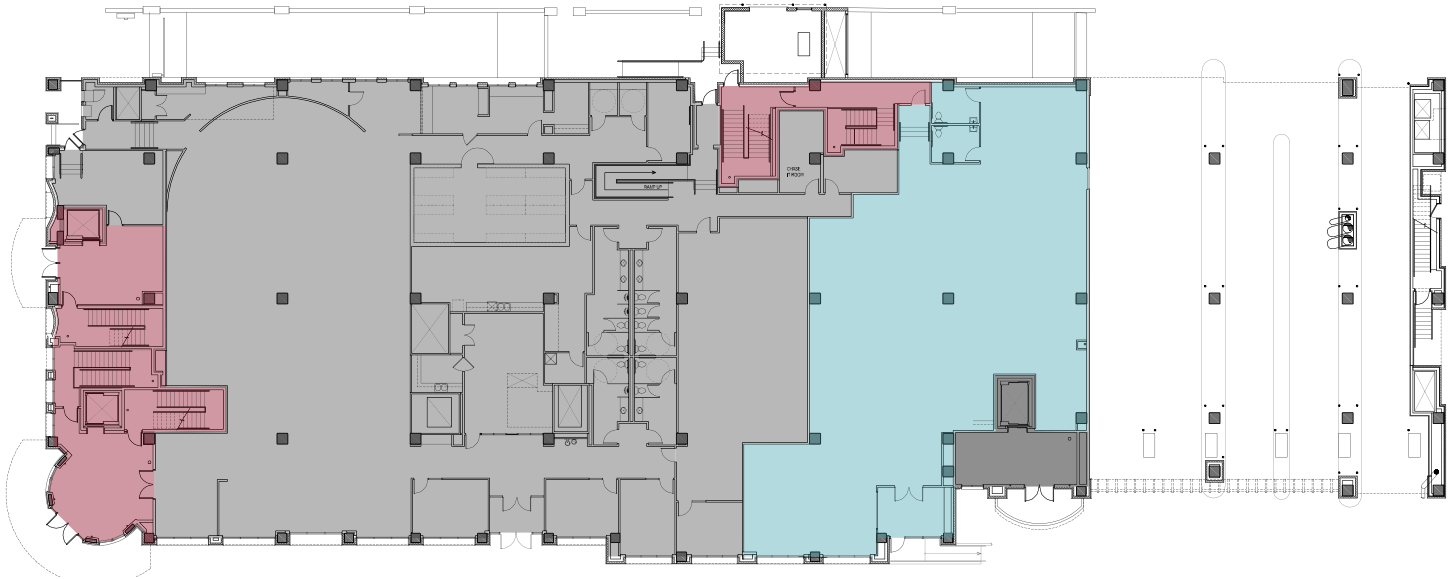


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FLOOR PLAN



LEVEL 1



-  SUITE 100 | 5,500 SF
-  LEASED
-  COMMON AREA

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LOCATION



LOCATION NOTES

Spanning across two square city blocks, One Boulder Plaza offers a Downtown Boulder location second to none. Located just one block off the Historic Pearl Street Mall, near the RTD Transit Center and providing easy access in and out of town via Canyon Boulevard, One Boulder Plaza is the best of all worlds.

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