

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 224



SIZE
4,324 SF



RENT
\$28 NNN



AVAILABLE
Immediately



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

SPACE NOTES

4,300+ SF second floor office space available for lease featuring an expansive open area, three offices, two conference rooms, a large kitchen / break room area and an outdoor balcony that faces a well maintained courtyard with plenty of outdoor seating & a water feature.



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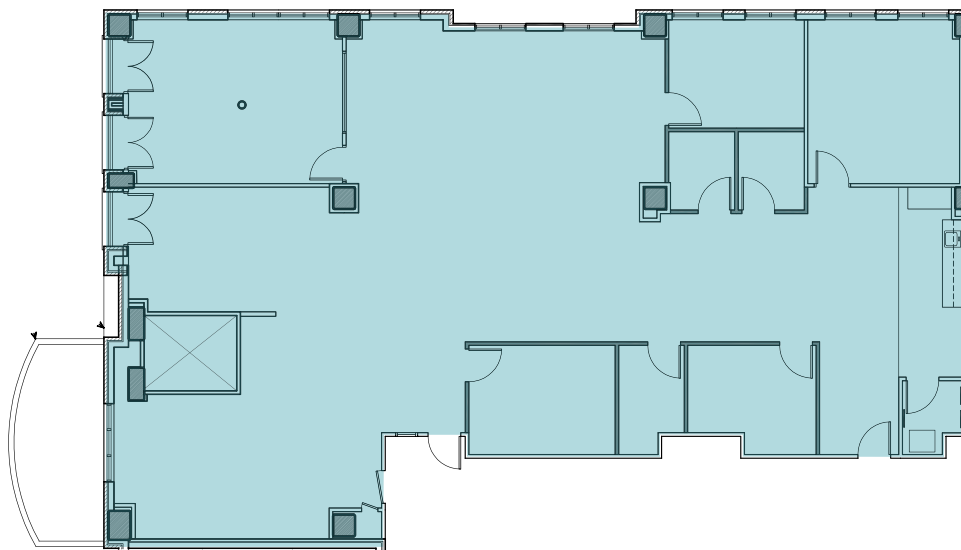
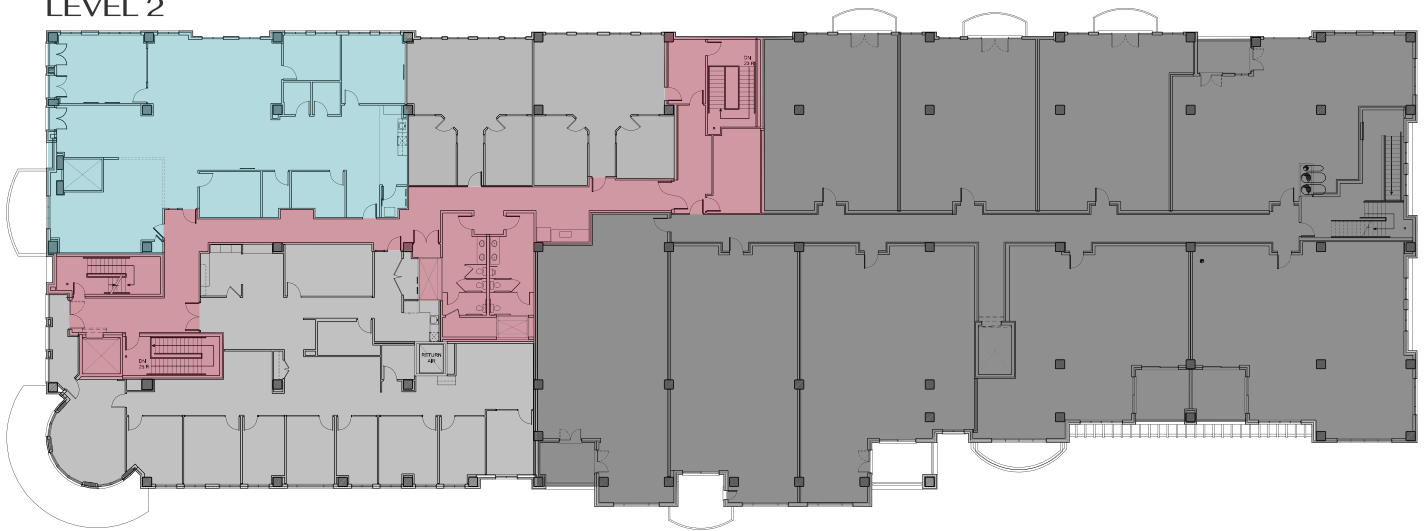


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FLOOR PLAN



LEVEL 2



-  SUITE 224 | 4,324 SF
-  RESIDENTIAL CONDOS
-  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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