

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
drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

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

1301 CANYON STREET, BOULDER, CO 80302
SUITE 228



SIZE
1,220 SF



RENT
\$28 NNN



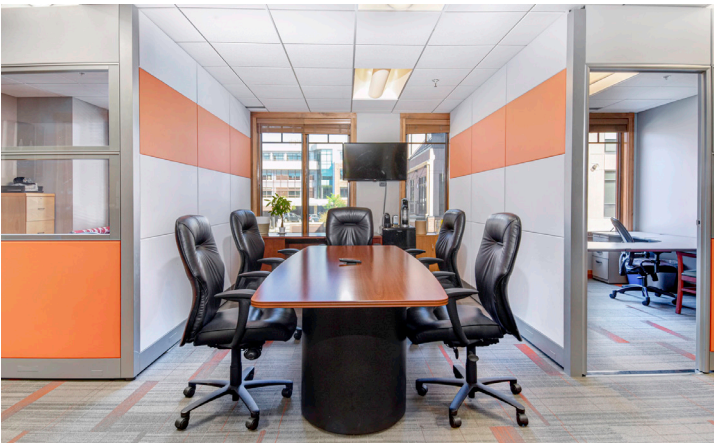
AVAILABLE
Immediately



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

SPACE NOTES

With just over 1,200 square feet available, this second floor office suite features two private offices with glass windows, two modular offices (that can easily be removed) and two points of entry.



Drew Weiman
drew@wwreynolds.com

WWW.WWREYNOLDS.COM
P. 303-442-8687

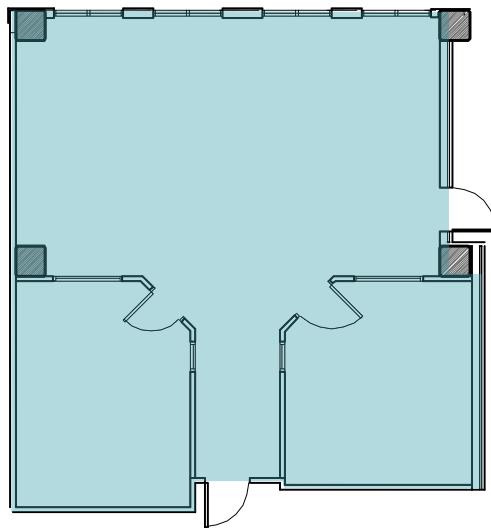


1301 CANYON STREET, BOULDER, CO 80302

FLOOR PLAN



LEVEL 2



-  SUITE 228 | 1,220 SF
-  RESIDENTIAL CONDOS
-  LEASED
-  COMMON AREA

Drew Weiman
drew@wwreynolds.com

1301 CANYON STREET, BOULDER, CO 80302

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.

Drew Weiman
drew@wwreynolds.com

WWW.WWREYNOLDS.COM
P. 303-442-8687

