

## OFFICE SPACE FOR LEASE

1301 Canyon Blvd, Boulder, CO 80302

# ONE BOULDER PLAZA



### ABOUT THE BUILDING

One Boulder Plaza is an upscale mixed-use development located in the heart of Downtown Boulder. Spanned across 2 square city blocks, it features a full service fitness center, outdoor courtyards, underground parking and 24/7 on-site security.

- Class "A" mixed-use development located in the heart of Downtown Boulder
- Steps away from the Pearl Street Mall and RTD Transit Station

#### CHAD HENRY

chenry@wwreynolds.com

#### DREW WEIMAN

drew@wwreynolds.com

THE  
*W.W. Reynolds*  
COMPANIES

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

1301 WALNUT STREET, BOULDER, CO 80302

# SUITE 110



**SIZE**  
5,500 SF



**RENT**  
\$20.00 NNN

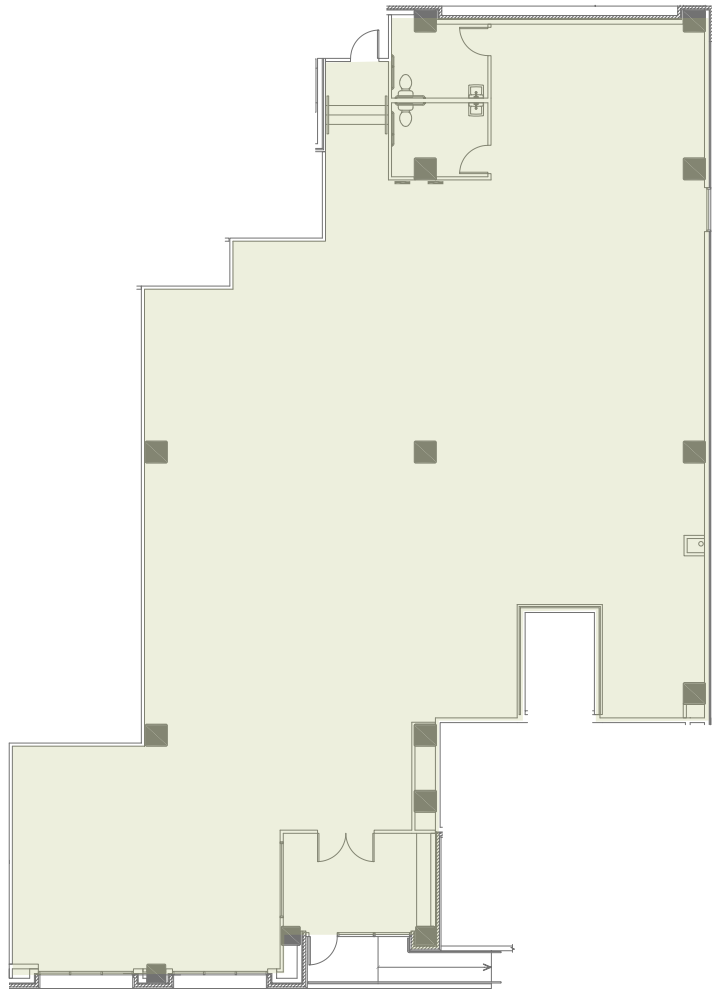


**AVAILABLE**  
Immediately



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

## FLOOR PLAN



**CHAD HENRY**

chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

1301 WALNUT STREET, BOULDER, CO 80302

# ONE BOULDER PLAZA



## 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.

**CHAD HENRY**

chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

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

