

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1360 Walnut Street, 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.

- Street level office space for lease
- Great downtown Boulder location
- Steps away from Pearl Street Mall and across from the RTD Transit Station

Drew Weiman
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THE
W.W. Reynolds
COMPANIES

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

1360 WALNUT STREET, BOULDER, CO 80302
SUITE 102



SIZE
7,743 SF



RENT
\$28 NNN



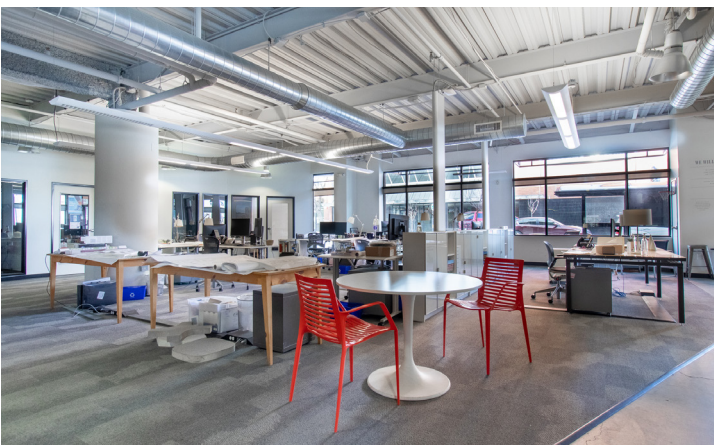
AVAILABLE
11/1/2026



EST. OP EX
\$19.85 / SF
(including utilities)

SPACE NOTES

Bright, open office space available for lease in downtown Boulder. Providing extra tall, open, exposed ceilings and ductwork, contemporary finishes and a great window line distributing lots of natural light, this wonderful space will be coming available on November 1, 2026.



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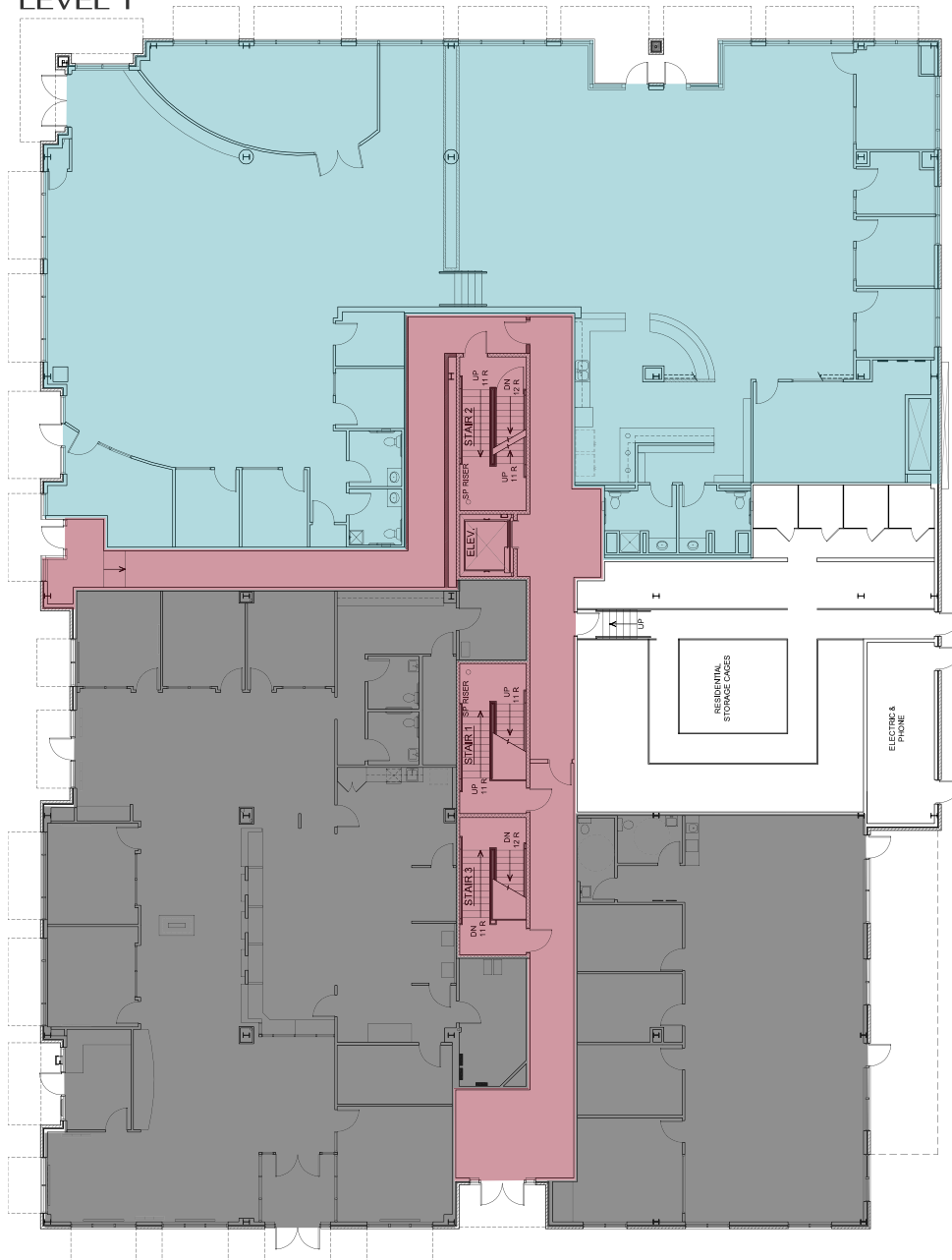


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FLOOR PLAN



LEVEL 1



-  AVAILABLE
-  LEASED
-  COMMON AREA

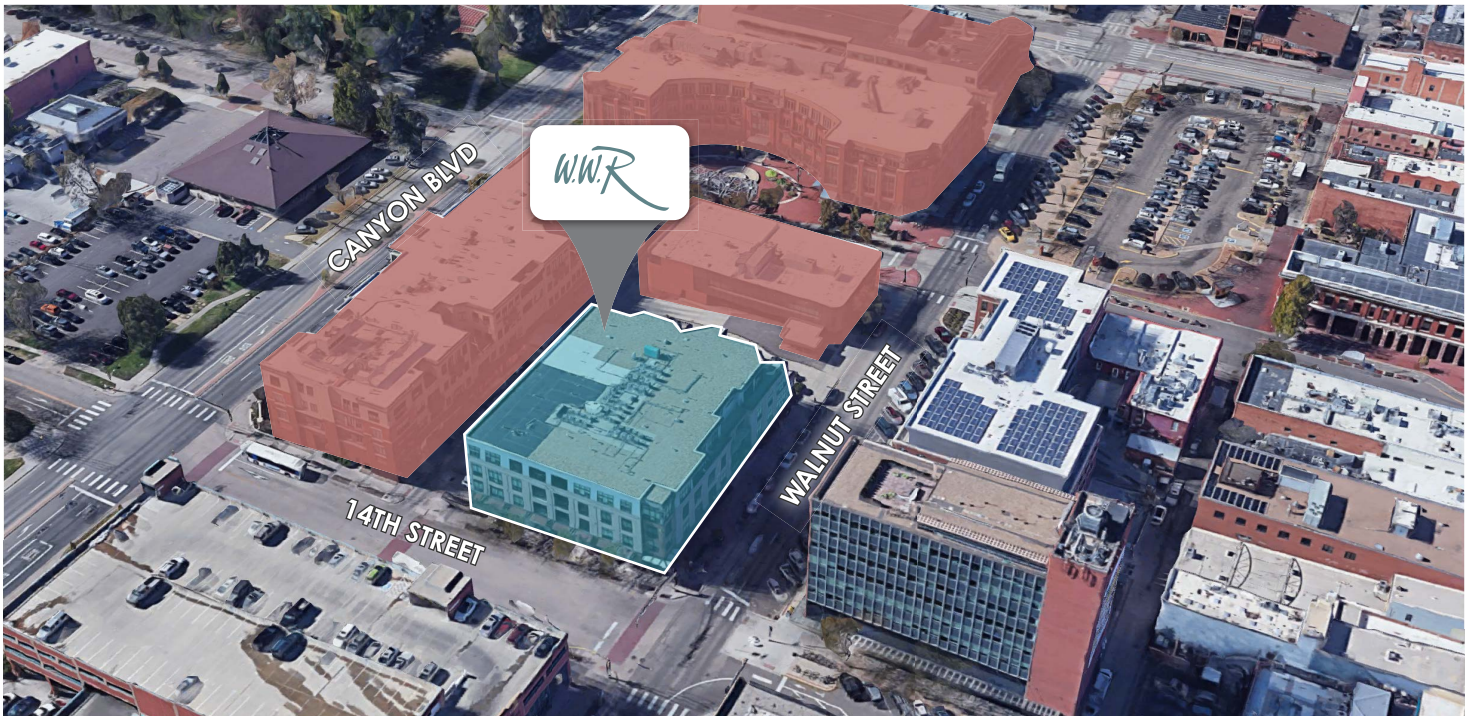
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LOCATION



LOCATION NOTES

Ideally located near surrounding amenities including shopping, restaurants, breweries and all that Downtown Boulder has to offer just steps away from your door, 1360 Walnut Street also provides easy access in and out of town via Canyon Boulevard and is situated across from the RTD Transit Station offering public transportation options with ease.

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