

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1401 Walnut Street, Boulder, CO 80302

1401 WALNUT



ABOUT THE BUILDING

Situated at the busy corner of 14th Street & Walnut Street, 1401 Walnut Street is a modern, professional office building ideally located for businesses operating in the heart of Downtown Boulder, just steps away from the Pearl Street Mall and across from the RTD Transit station.

- Up to 13,156 SF available for lease
- Easily divisible to approximately 1,600 SF
- Upgraded with sleek, stylish finishes
- Access to a rooftop patio
- 2:1,000 parking ratio
- Excellent downtown Boulder location
- CAGID District RTD Eco-Passes available free to full-time employees

CHAD HENRY

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DREW WEIMAN

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687

www.wwreynolds.com

1401 WALNUT STREET, BOULDER, CO 80302
SUITE 100



SIZE
2,478 SF



RENT
\$24.00 NNN



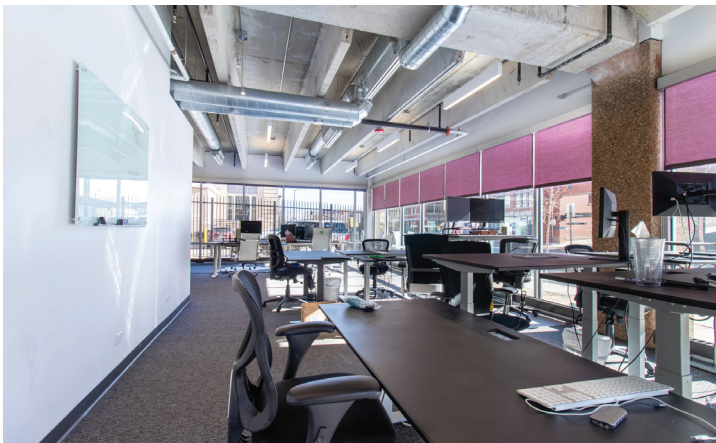
AVAILABLE
Immediately



EST. OP EX
\$17.00 / SF
(including utilities)

SPACE NOTES:

Suite 100 boasts a wide open floor plan, a private office, a large conference room, a full kitchen and plenty of private meeting areas. High, open ceilings and a great window line provide lots of light throughout this ground level suite.



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1401 WALNUT STREET, BOULDER, CO 80302

SUITE 200



SIZE

Up to 4,097 SF



RENT

\$28.00 NNN



AVAILABLE

Immediately



EST. OP EX

\$17.00 / SF
(including utilities)

SPACE NOTES:

Comprised of just over 4,000 SF, Suite 200 provides a mix of open work area and offices, a large conference room and a kitchen. This space is easily divisible to approximately 1,600 SF.



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1401 WALNUT STREET, BOULDER, CO 80302

SUITE 400



SIZE

Up to 6,581 SF



RENT

\$29.00 NNN



AVAILABLE

Immediately



EST. OP EX

\$17.00 / SF

(including utilities)

SPACE NOTES:

Up to 6,581 SF available for lease on the fourth floor. Easily divisible into two smaller suites, Suite 400 is a very flexible space that can accommodate many different types of users.



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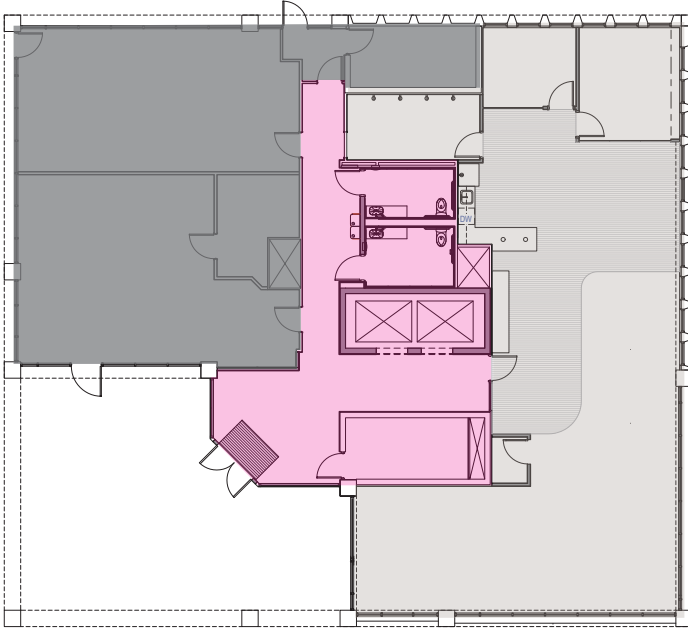


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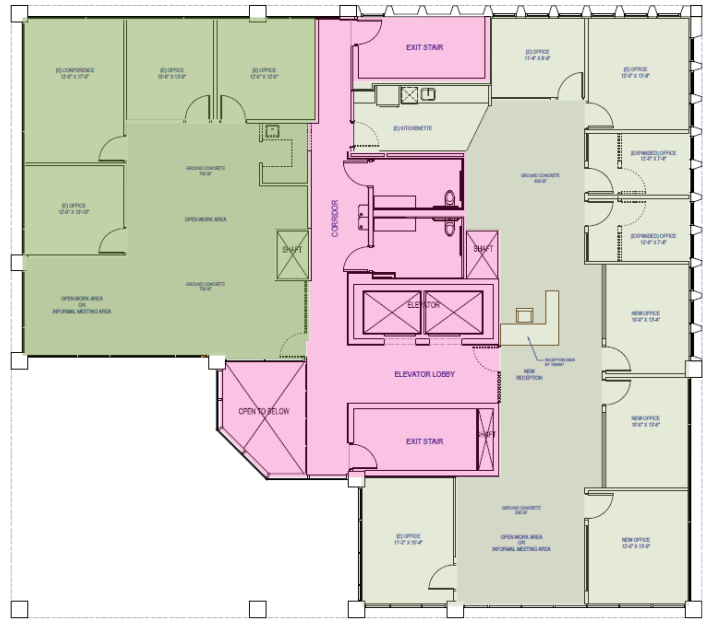
FLOOR PLAN



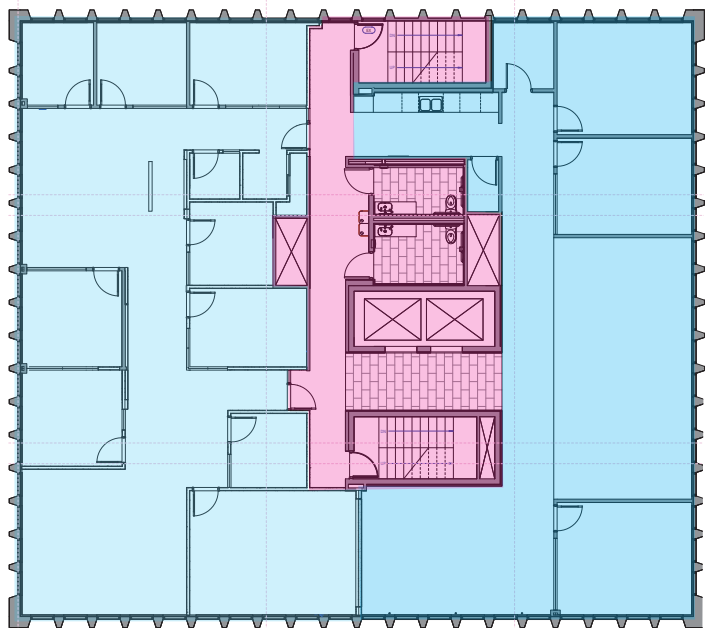
LEVEL 1



LEVEL 2



LEVEL 4



TOTAL AVAILABLE AREA 13,156 SF

LEASED AREA

COMMON AREA

LEVEL 1 | SUITE 100 | 2,478 SF

LEVEL 2 | UP TO 4,097 SF

SUITE 200 - 2,479 SF

SUITE 220 - 1,618 SF

LEVEL 4 | UP TO 6,581 SF

SUITE 400 - 3,702 SF

SUITE 420 - 2,879 SF

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LOCATION



LOCATION NOTES:

Located on the busy corner of 14th & Walnut Streets just one block off the Pearl Street Mall and across from the RTD Transit Station, 1401 Walnut provides an ideal location near many surrounding amenities including shopping, restaurants, breweries and all that Downtown Boulder has to offer just steps away from your door.

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