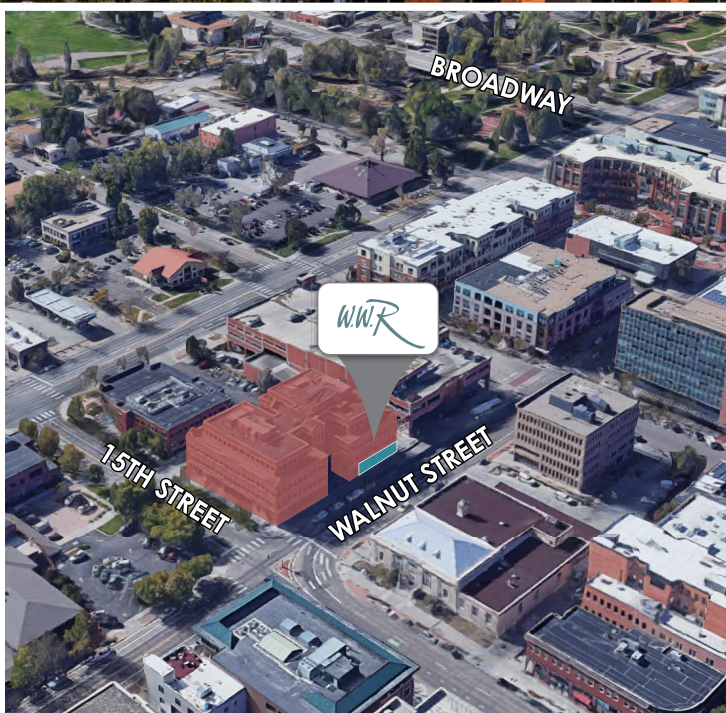


DOWNTOWN BOULDER OFFICE OR RETAIL SPACE FOR LEASE

1470 Walnut Street, Boulder, CO 80302

1470 Walnut



ABOUT THE BUILDING

Upscale office building located on the corner of 15th Street and Walnut Street ideally positioned in the center of Downtown Boulder. Situated just one block off the Pearl Street Mall and adjacent to the RTD Transit Center, this property provides an excellent location close to all the wonderful amenities downtown Boulder has to offer.

- Ground floor office or retail space available
- 3,109 square feet
- Abundant window line with great natural light
- On-site showers and locker rooms
- Underground on-site parking available at market rate

Drew Weiman
drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

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

1470 WALNUT STREET, BOULDER, CO 80302
SUITE 100



SIZE
3,109 SF



RENT
\$36 NNN



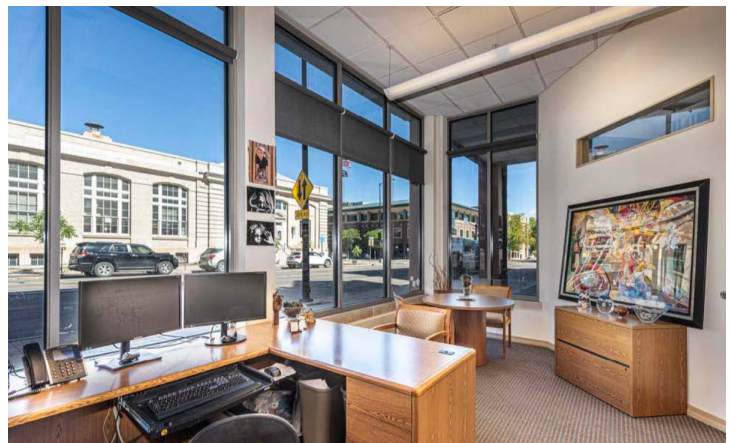
AVAILABLE
Immediately



EST. OP EX
\$27.25 / SF
(including utilities)

SPACE NOTES

With just over 3,100 SF available, Suite 100 boasts a front reception area, six private offices, a conference room, a large kitchenette / copy room area and its own separate front entry that opens directly to Walnut Street.



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PHOTOS

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FLOOR PLAN



LEVEL 1

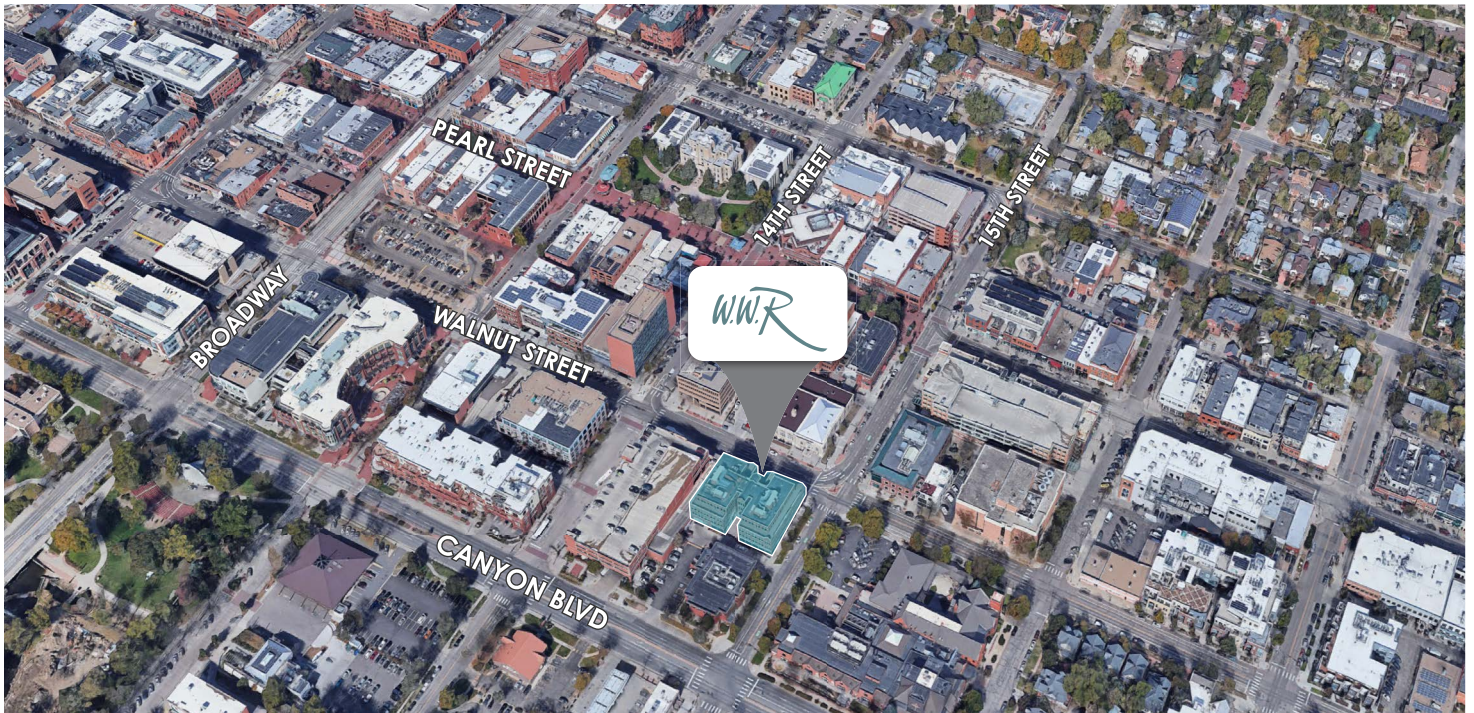


-  SUITE 100 | 3,109 SF
-  SUITE 111 | 1,116 SF
-  LEASED AREA
-  COMMON AREA

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1470 WALNUT STREET, BOULDER, CO 80302

LOCATION



LOCATION NOTES

Located on the busy corner of 15th & Walnut Streets just one block off the Pearl Street Mall and next to the RTD Transit Station, this class "A" building provides a prime location in the heart of Downtown Boulder. It's easily accessible to get to as well as get out of town via Canyon Blvd. In addition, this ground level space provides excellent visibility and heavy daily vehicle and pedestrian traffic.

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