

DOWNTOWN BOULDER OFFICE 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.

- 7,303 SF office space available for lease
- Abundant window line with great natural light
- On-site showers and locker rooms
- Underground on-site parking available at market rate

Drew Weiman
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THE
W.W. Reynolds
COMPANIES

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

1470 WALNUT STREET, BOULDER, CO 80302
SUITE 301



SIZE
7,303 SF



RENT
\$38 NNN



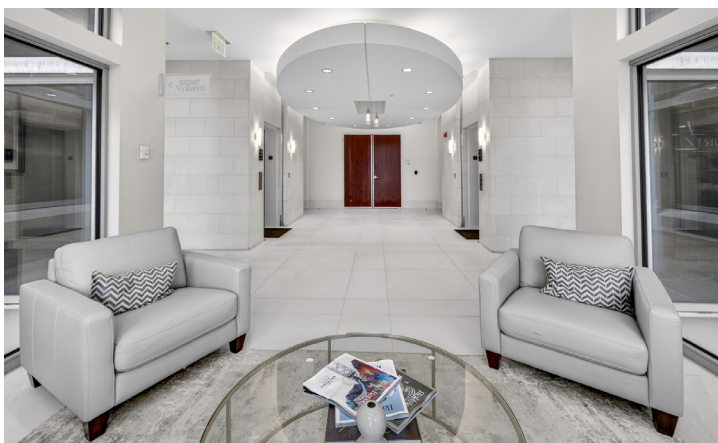
AVAILABLE
February 1, 2027



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

SPACE NOTES

Gorgeous office space featuring a welcoming reception area, several conference rooms with glass partitions, 9 offices, a generous amount of open area, and a stunning kitchen area all completed by crisp, modern finishes.



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PHOTOS



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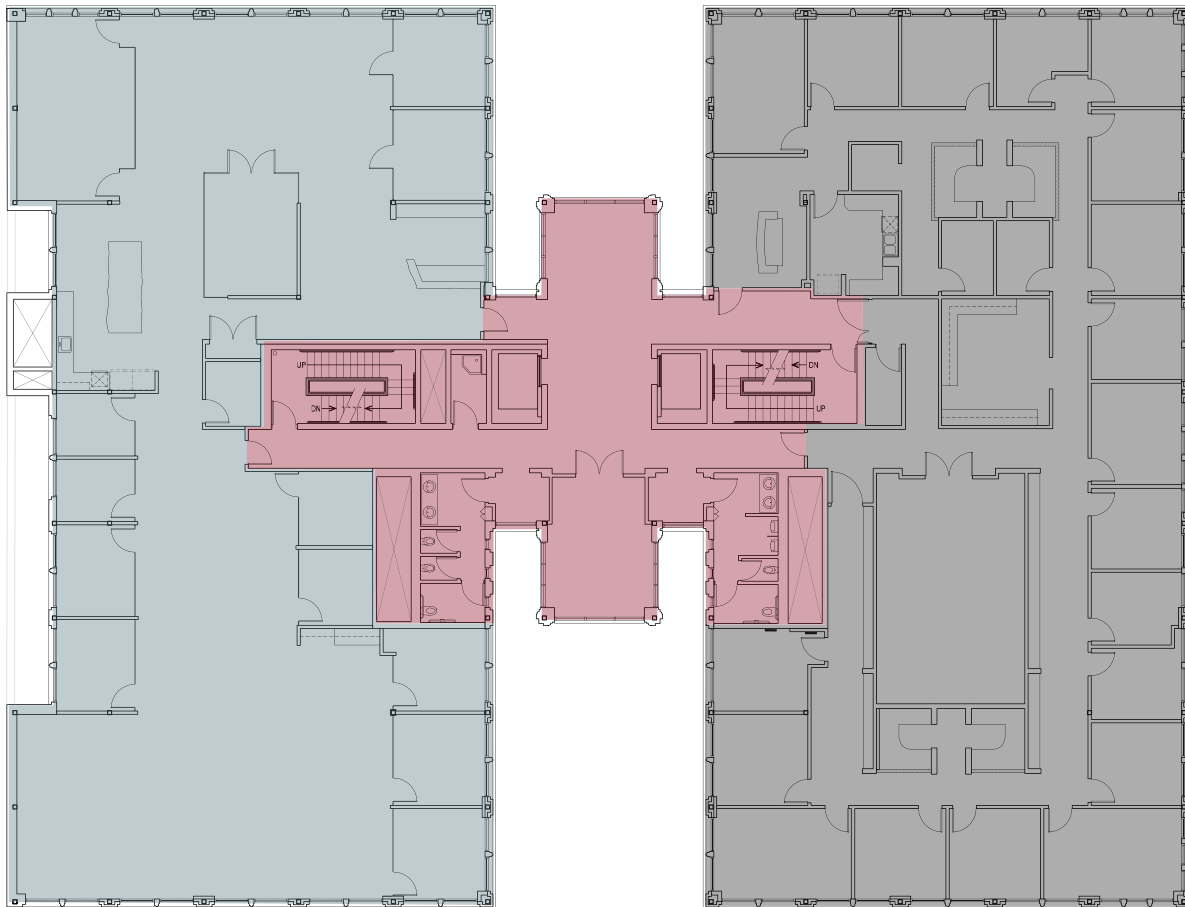


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FLOOR PLAN



LEVEL 3



■ AVAILABLE AREA ■ COMMON AREA ■ LEASED AREA



SIZE

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2/1/2027



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UNIT 301

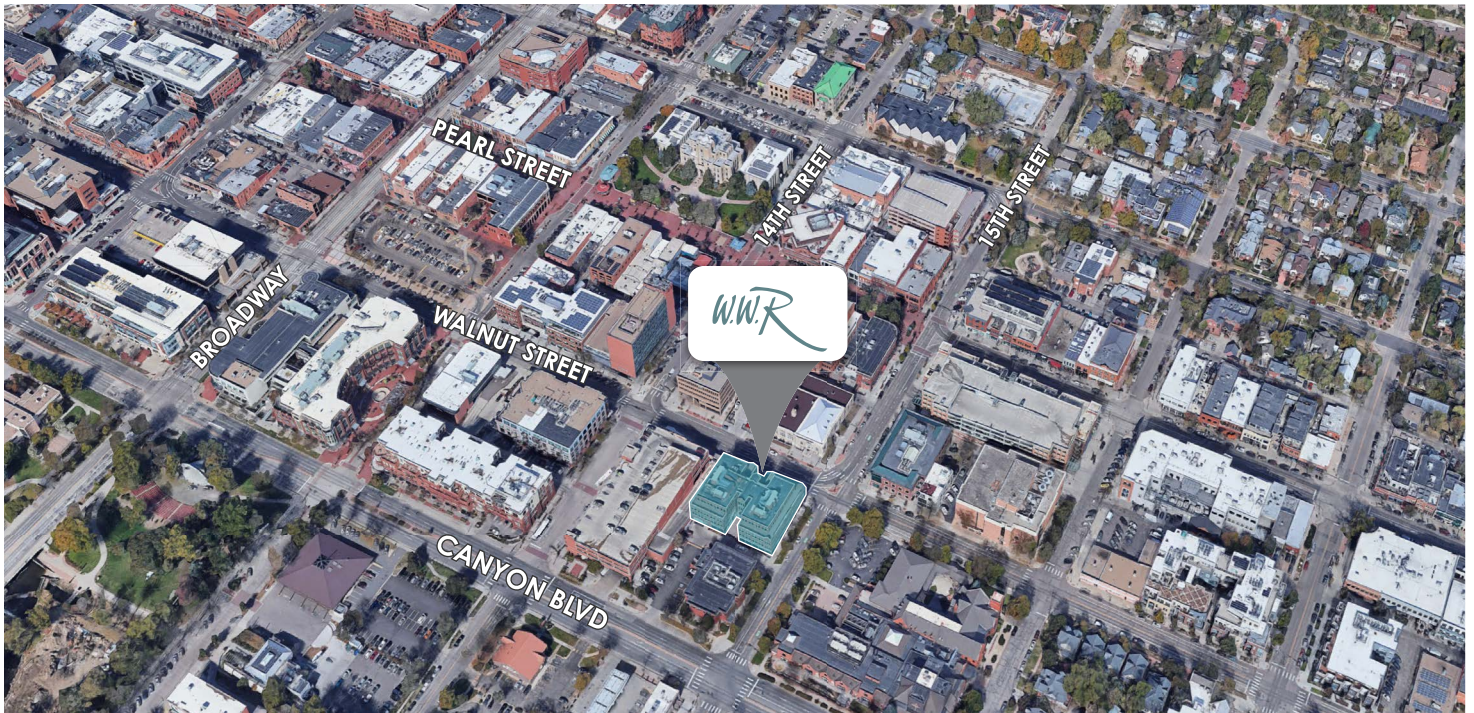
Front entry / reception area | 9 offices
4 conference rooms | 2 open office areas
large modern kitchen with an expansive island
copy / print area | storage room

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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.

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