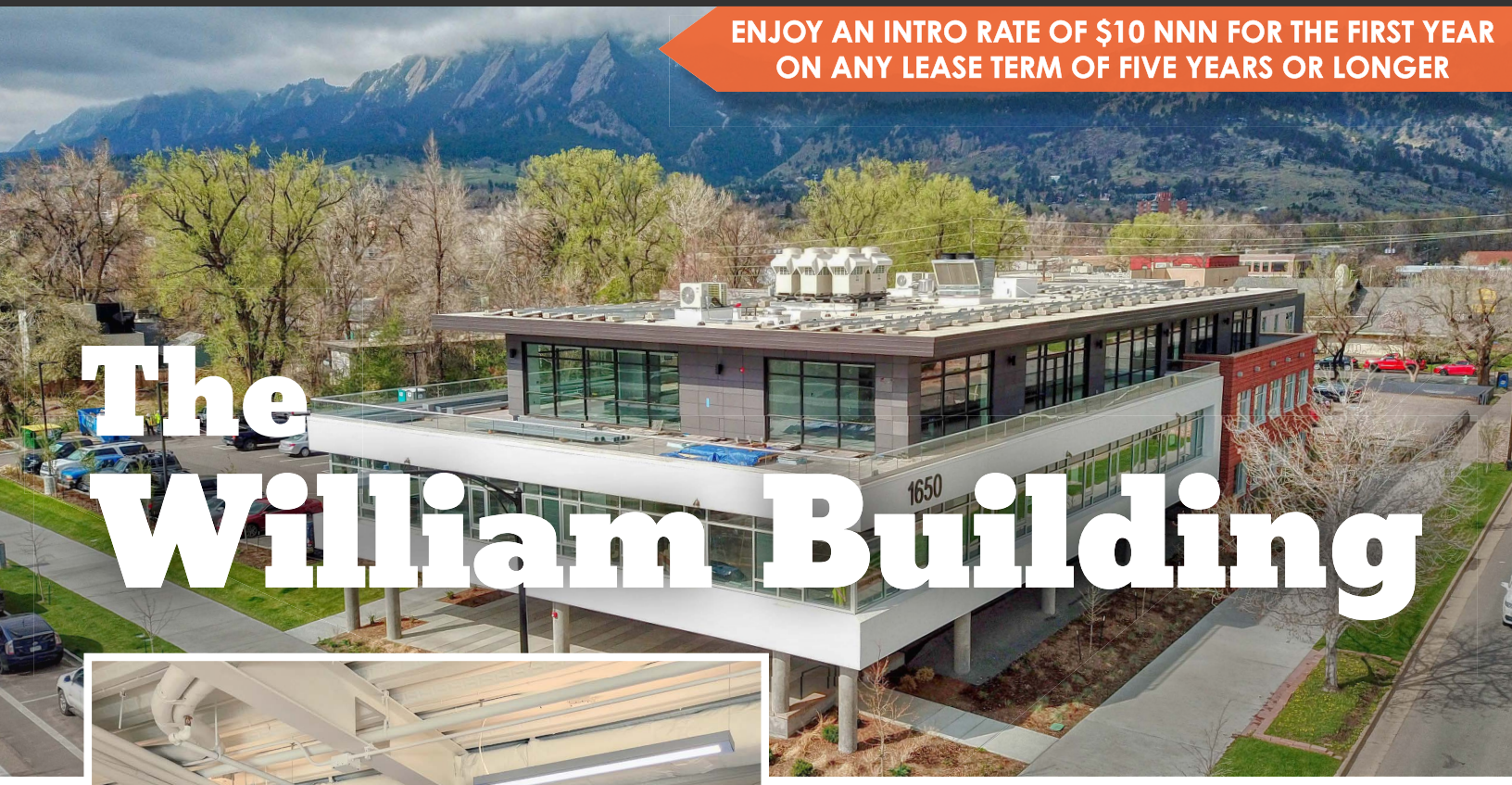
DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1650 Canyon Blvd, Boulder CO 80302

ENJOY AN INTRO RATE OF $10 NNN FOR THE FIRST YEAR ON ANY LEASE TERM OF FIVE YEARS OR LONGER



The William Building



ABOUT THE BUILDING

Located on the corner of 17th & Canyon Blvd, The William Building provides a nice location with easy access to all the wonderful amenities that Downtown Boulder has to offer just a short walk or bike ride from your door.

- Up to 7,223 SF available for lease
- Easily divisible to approximately 3,300 SF
- Private parking lot with 7 EV charging stations
- Secure, covered bike storage
- On-site showers
- Outdoor patios
- Great Downtown Boulder Location close to the Pearl Street Mall and RTD Transit Center

Drew Weiman
drew@wwreynolds.com

THE W.W. Reynolds COMPANIES

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

1650 CANYON BLVD, BOULDER, CO 80302

SUITE 100

THE W.W. Reynolds COMPANIES



SIZE
Up to 7,223 SF

RENT
Intro Rate
$10 NNN

AVAILABLE
Immediately

EST. OP EX
$19.90 / SF
(including utilities)

SPACE NOTES

7,223 SF first floor office space available for lease. Recently finished with new flooring and cabinets, this space is very flexible and ready to fit the needs of a tenant. Divisible to approximately 3,300 SF.









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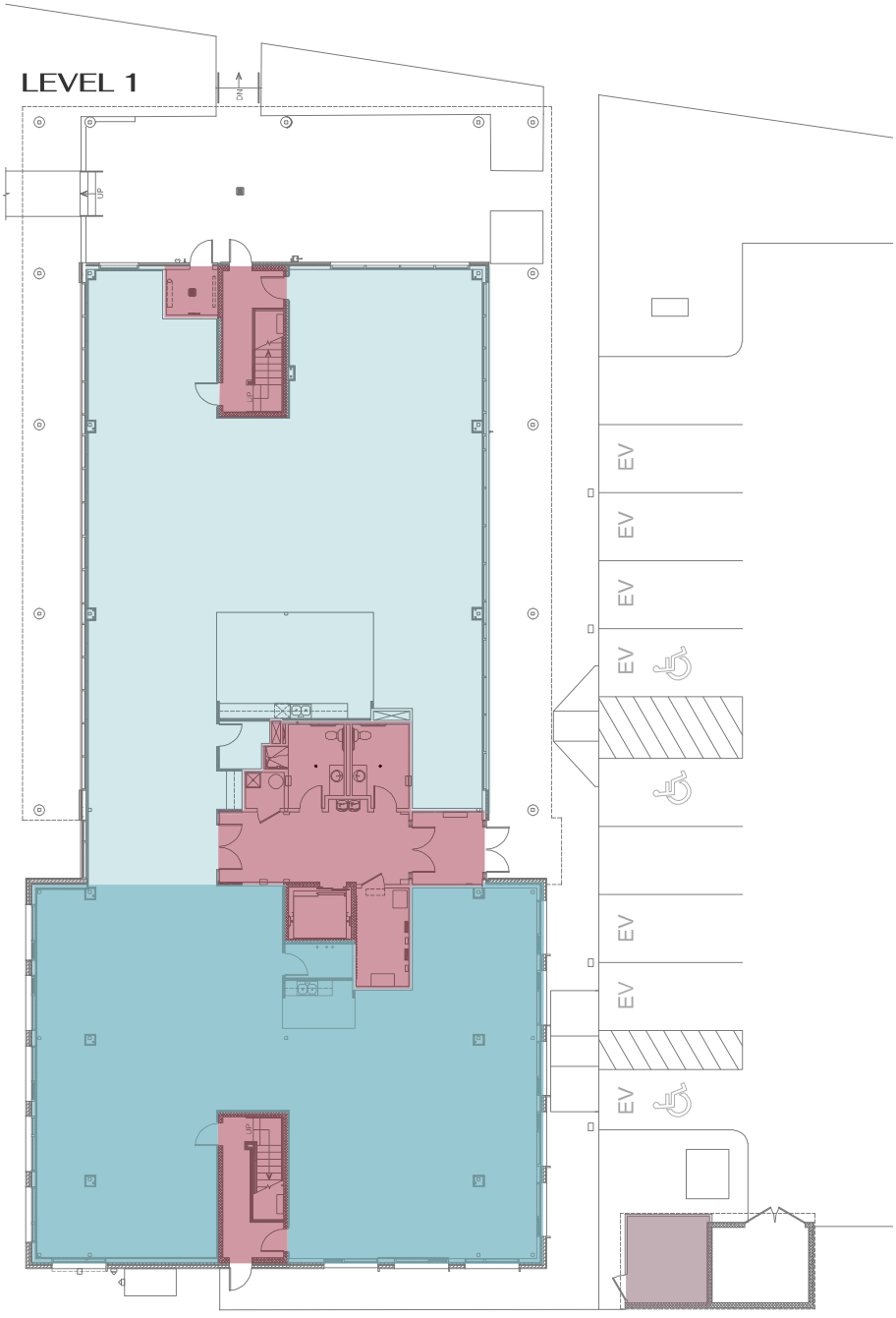
FLOOR PLAN

THE W.W. Reynolds COMPANIES



+/- 3,900 SF

+/- 3,300 SF

COMMON AREA

BIKE STORAGE

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LOCATION







LOCATION NOTES

Situated on the corner of Canyon & 17th Street, The William Building offers a great location just two blocks off the Historic Pearl Street Mall, near the RTD Transit Center and close to all the amenities that Downtown Boulder offers. Enjoy easy access in and out of town via Canyon Boulevard, a private parking lot with EV charging stations and flatiron views from your outdoor patio.

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