



Randolph Center

1877 Broadway, Boulder, CO

Office Space in Downtown Boulder - Major Leasing Incentives!

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com

(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com

(303) 586-5929

www.gibbonswhite.com

Property Info & Gallery

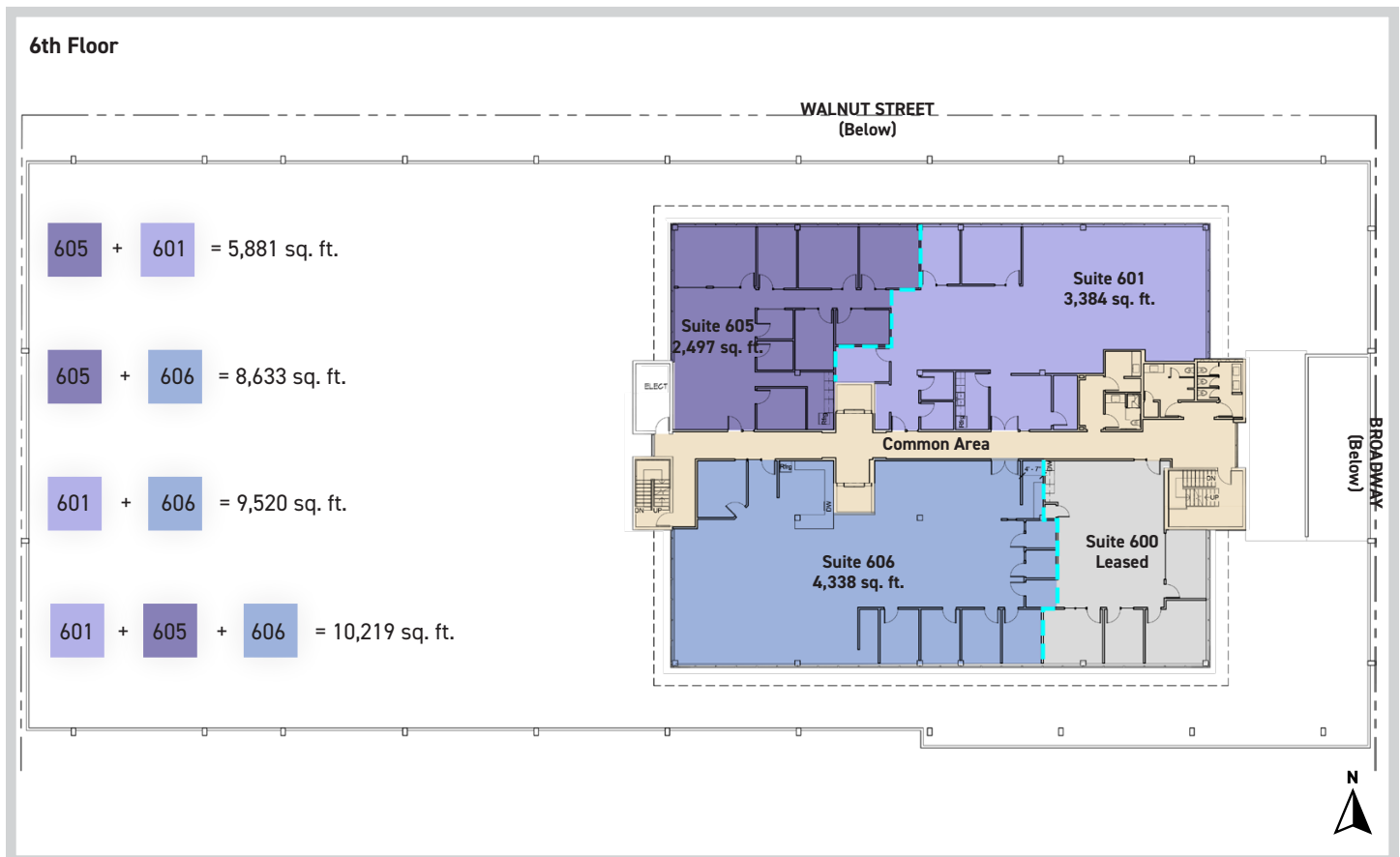
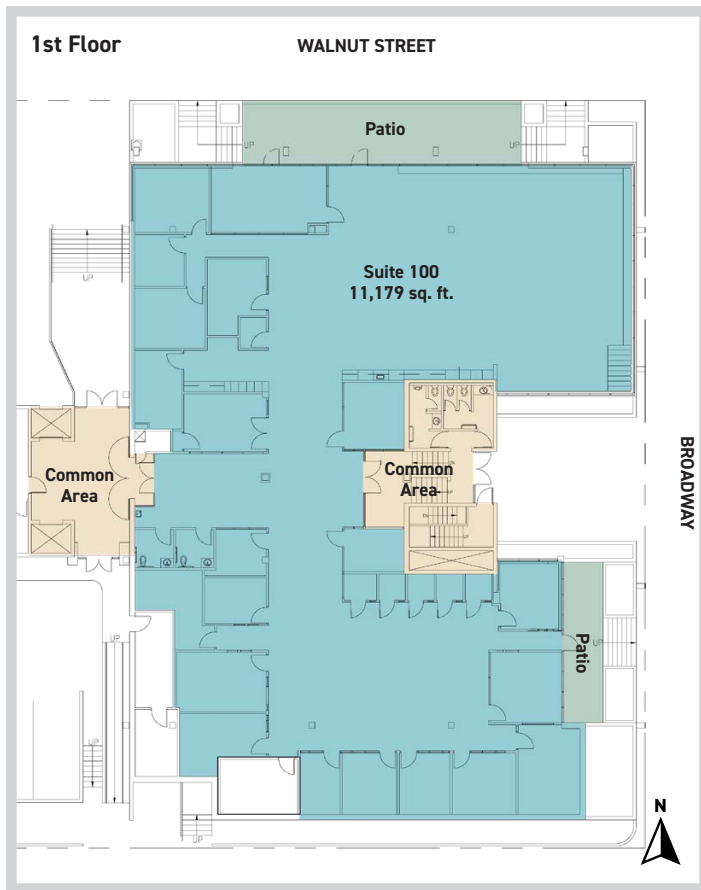
View Map

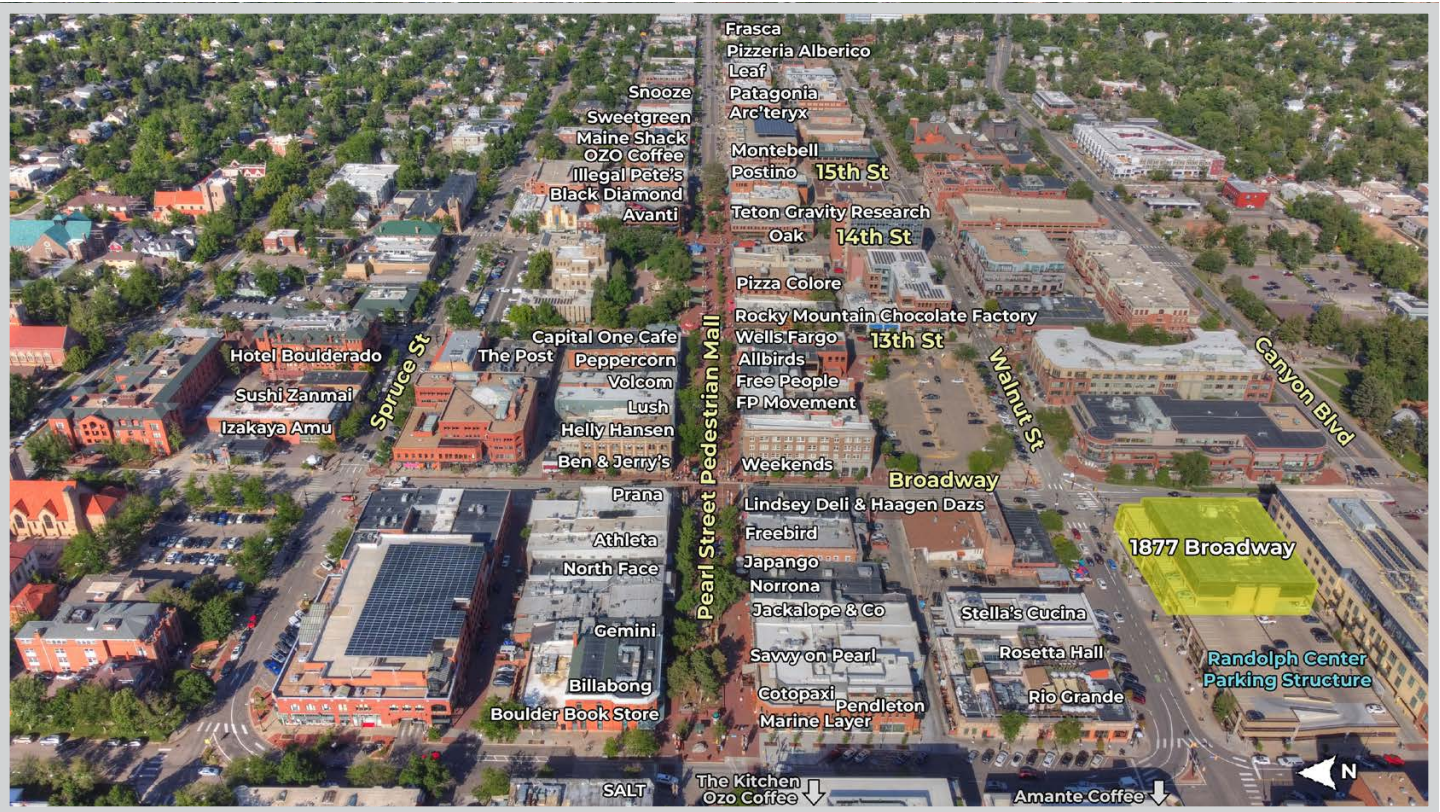
Suite	Size	Lease Rate / sq. ft.
100	11,179 sq. ft.	\$14.50 NNN
601 - 606	2,497 - 10,219 sq. ft.	\$18.50 NNN
200	3,435 sq. ft.	\$16.50 NNN
204	967 sq. ft.	\$16.50 NNN
Expenses / sq. ft. (2026)		\$21.85*

**Including Utilities, Excluding Interior Suite Janitorial*

- **Suite 100** Year 1 Introductory Rate of \$14.50 NNN, Year 2 Rate of \$17.50 NNN & Year 3 Rate of \$19.50 for Any 3 Year+ Leases
- **Suite 601-606** Year 1 Introductory Rate of \$18.50 NNN, Year 2 Rate of \$22.50 NNN & Year 3 Rate of \$24.50 for Any 3 Year+ Leases
- **Suites 200 & 204** Year 1 Introductory Rate of \$16.50 NNN, Year 2 Rate of \$19.50 NNN & Year 3 Rate of \$21.50 for Any 3 Year+ Leases
- Suite 100 - Full Floor Garden Level with a Mix of Open Space & Private Offices, Tall Ceilings & Patio Areas
- 6th Floor & Garden Level can be Leased Together for up to 21,398 sq. ft.
- 6th Floor Spaces are Wrapped with Floor to Ceiling Windows Offering an Abundance of Natural Light
- Recently Completed Window Upgrade Throughout the Building with Amazing Insulation & Temperature Stability within Suites & Savings on Utilities
- Building Features Include Showers, Lockers, Bike Storage, Elevators, Fiber Internet Connections, 24/7 Security & is Impeccably Maintained
- Phenomenal Access to Abundant Parking Spaces in the Randolph Center Parking Structure - Rates per City of Boulder

© 2026 Gibbons-White, Inc.



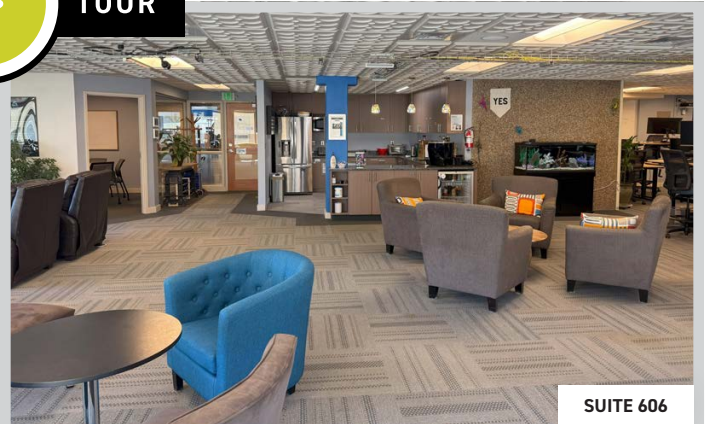
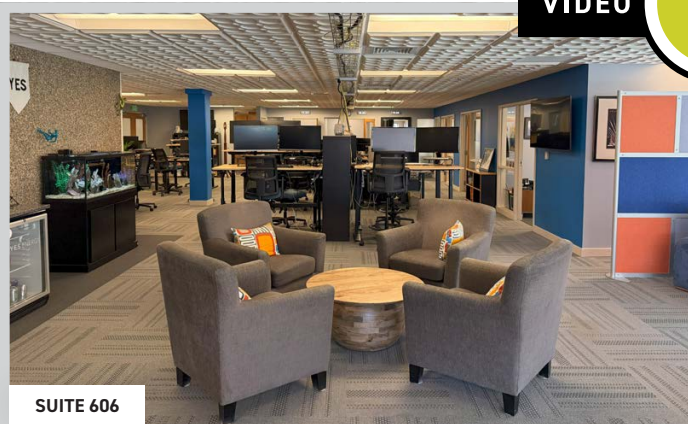


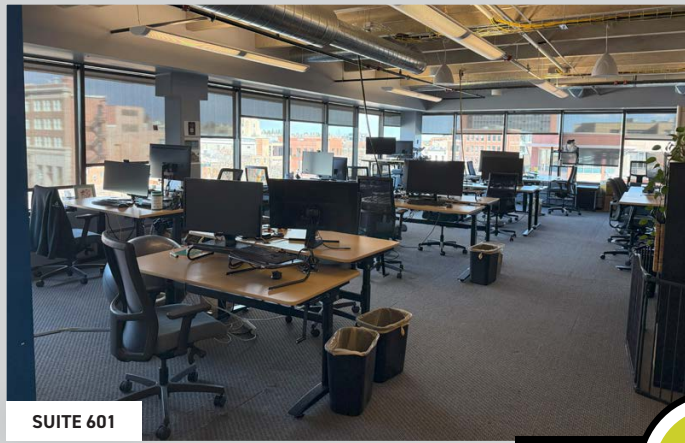
Phenomenal Downtown Location with Many Nearby Restaurants, Coffee Shops, Retail Shops & Other Amenities!

VIDEO

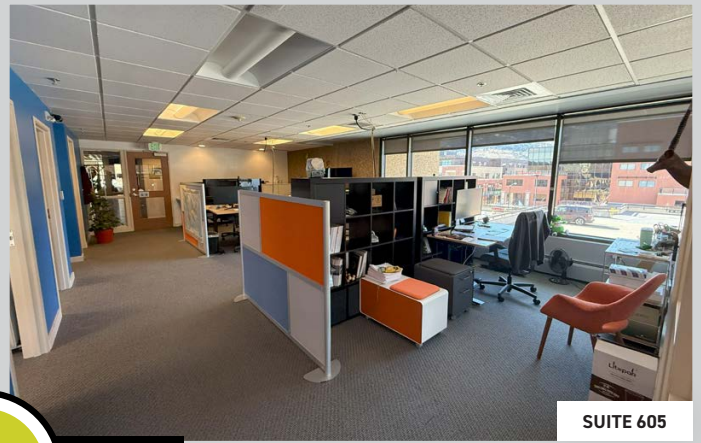


TOUR





SUITE 601

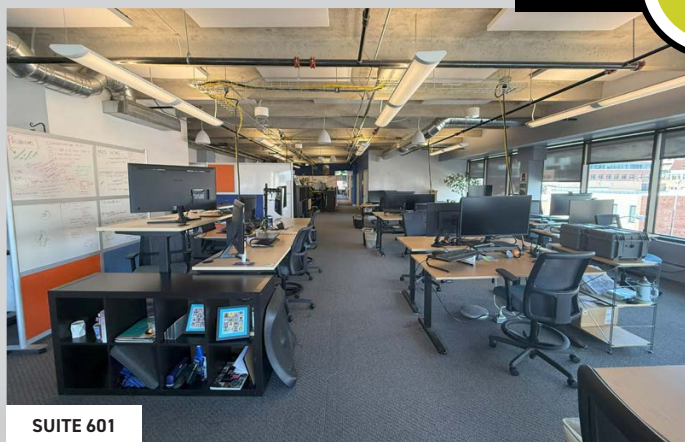


SUITE 605

VIDEO



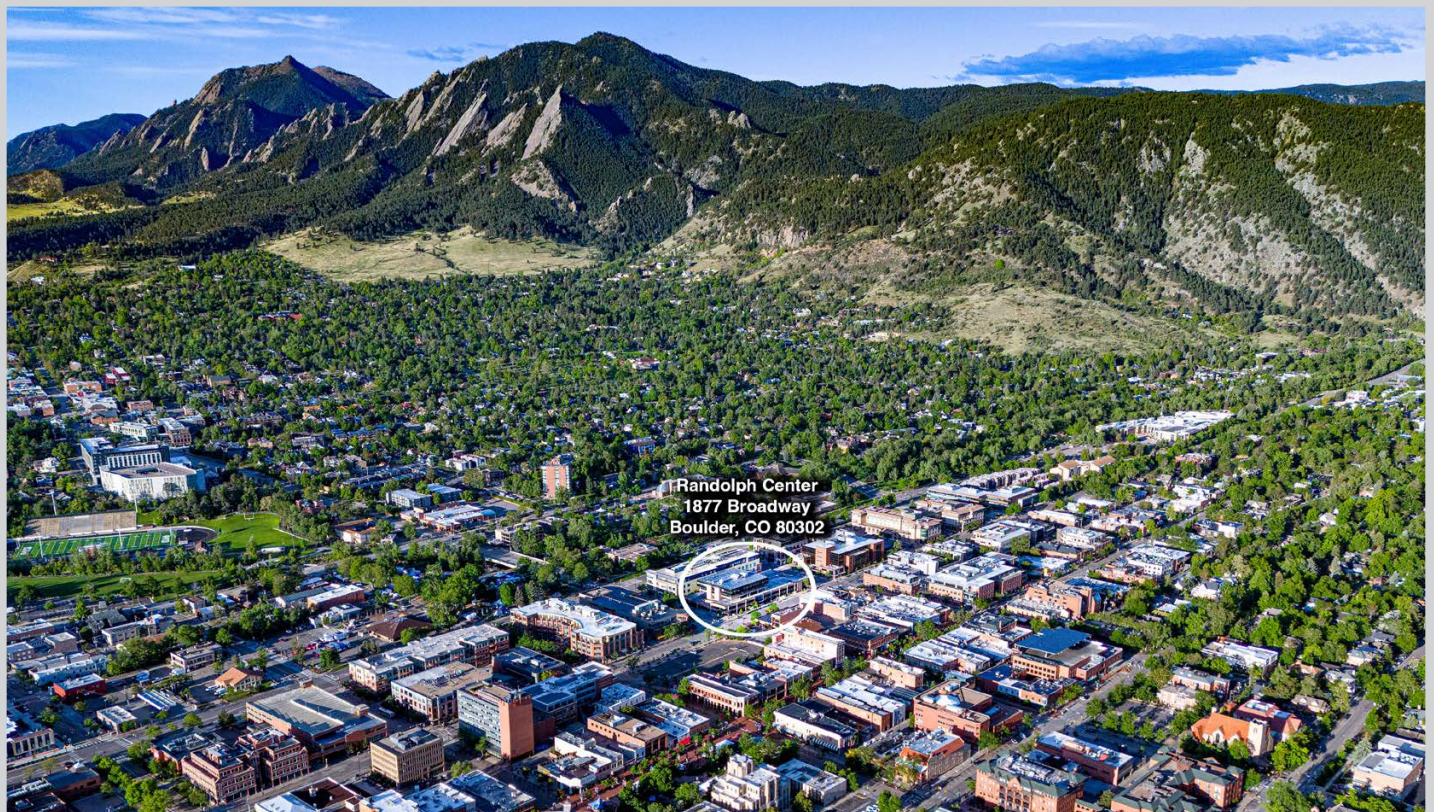
TOUR



SUITE 601



SUITE 605



Randolph Center
1877 Broadway
Boulder, CO 80302