

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1920 13th Street, Boulder CO 80302

The James Building



ABOUT THE BUILDING

This 1900s Queen Anne style historic building lies in the heart of downtown Boulder. It features well appointed second-story office suites and popular restaurant spaces below.

- 2-story historic mixed-use building located in Downtown Boulder
- Walking distance to the Pearl Street Mall & RTD Transit Station
- CAGID District RTD Eco Passes Available Free to full time employees

Drew Weiman
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THE
W.W. Reynolds
COMPANIES

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

1920 13TH STREET, BOULDER, CO 80302
SUITE A



SIZE
1,943 SF



RENT
Negotiable



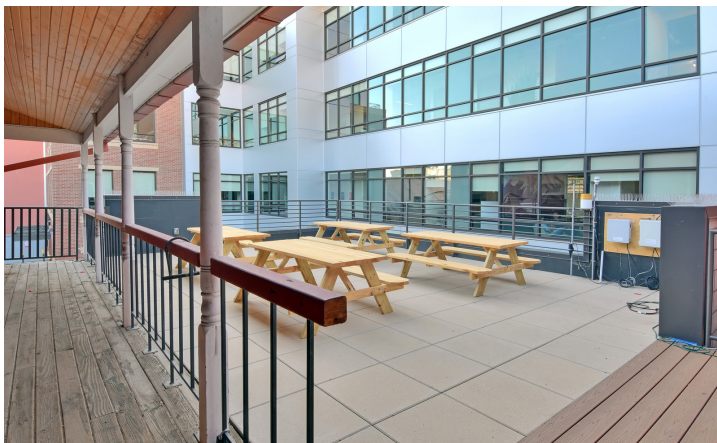
AVAILABLE
Immediately



EST. OP EX
\$16.70 / SF
(including utilities)

SPACE NOTES

Measuring in at just under 2,000 SF, this 2nd story office is a perfect mix of historic charm and modern finishes featuring exposed brick and built-in shelving as well as exposed ductwork and updated lighting.



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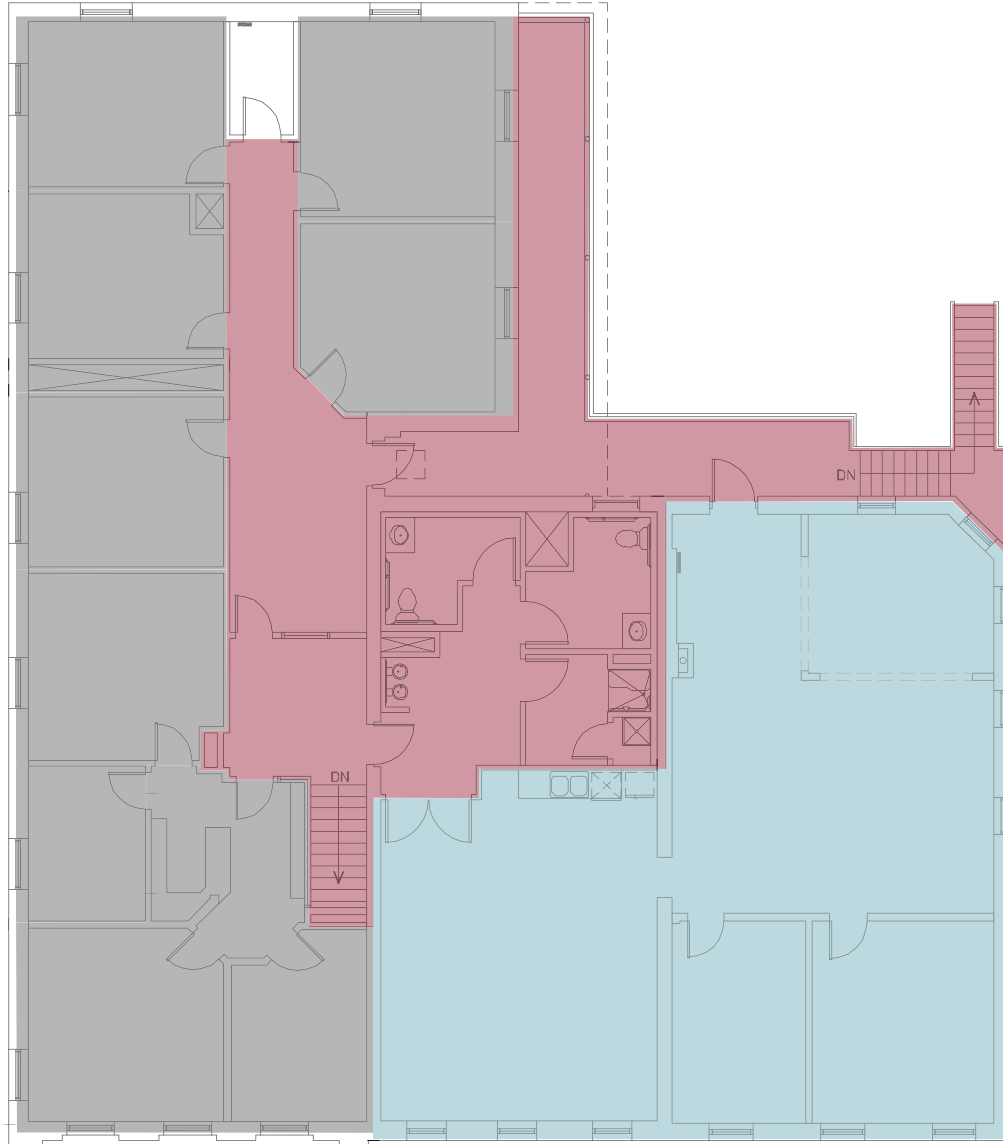


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FLOOR PLAN



LEVEL 2



-  SUITE A | 1,943 SF
-  LEASED
-  COMMON AREA

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