



ONE BOULDER PLAZA

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Boulder, CO 80302

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1801 13th Street | 1301 Canyon Boulevard | 1800 Broadway
Boulder, CO 80302



Property Highlights

- Class A
- Full service fitness center
- Two (2) on-site, underground parking garages containing 380 parking spaces
- Outdoor courtyards
- Large floor plates
- Classic architecture with distinctive design and quality
- Excellent local management
- OnSite 24/7 Security
- Massive Networks Fiber Services

Lease Rate: \$30.00/SF NNN

1800 Broadway:

Available: 1,324 - 5,329 SF
Op. Ex.: \$17.63/SF

1801 13th St.:

Available: 2,846 - 5,499 SF
Op. Ex.: \$18.84/SF

1301 Canyon Blvd.:

Available: No Vacancy



*Premier property in downtown Boulder,
with open and office intensive space
available.*

Heart of downtown Boulder

Spectacular views of the Flatirons

Prominent visibility



*A true community and amenity
rich environment.*

University of Colorado

Flatirons

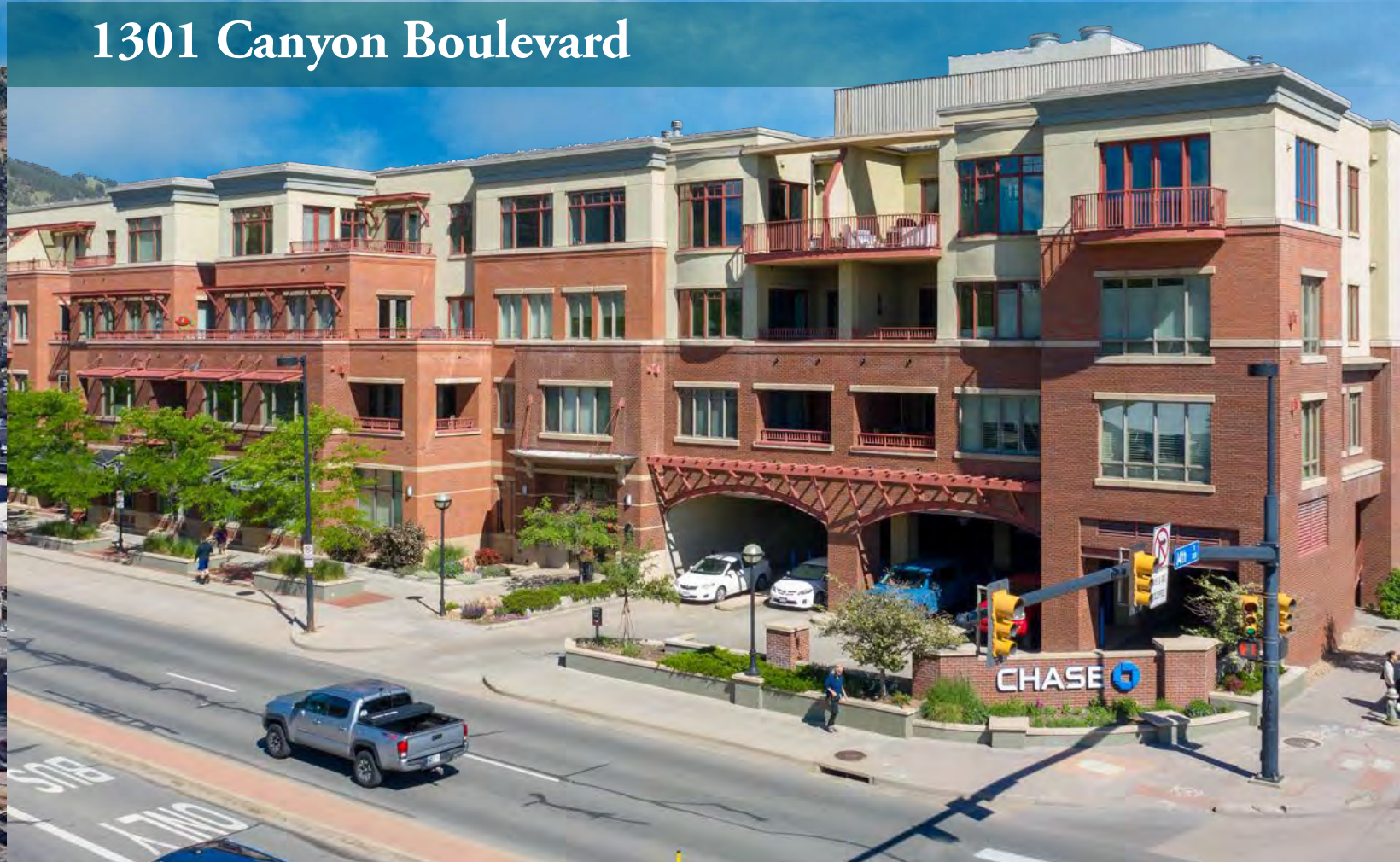
Boulder Creek

1301 Canyon Blvd.

1801 13th St.

1800 Broadway

1301 Canyon Boulevard



Immediate access to the renowned bike and running trail system

Close proximity to restaurants; shopping; banking and financial services; entertainment; numerous city parks; and the University of Colorado campus

Historic Pearl Street Mall and all of its amenities just a one-block walk away

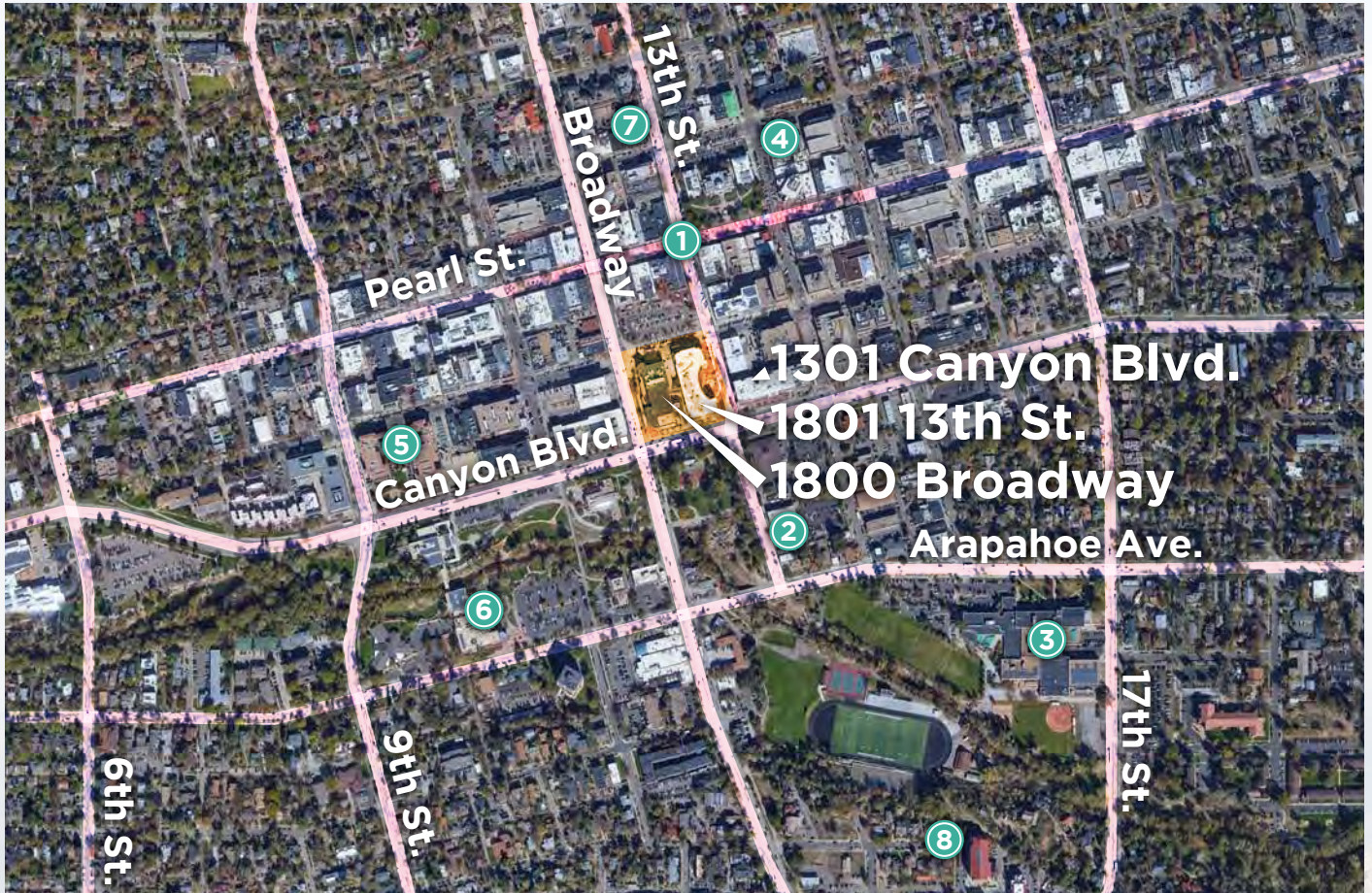
1801 13th Street



Conveniently located near public transportation, bus lines, bike access, and pedestrian corridors



**Contact Us for
Availability**



- ① Pearl Street Mall
 - ② Boulder Museum of Cont. Art
 - ③ Boulder High School
 - ④ Boulder Theater
- ⑤ St. Julien Hotel & Spa
 - ⑥ Boulder Public Library
 - ⑦ Hotel Boulderado
 - ⑧ University of Colorado

Restaurants

Hapa Sushi Grill
 T/aco
 Rio Grande Mexican
 Corrida
 Pasta Jay's
 Sushi Zanmai

Steakhouse No. 316
 Avanti Food and Beverage
 Arabesque
 Cafe Classico
 Lucile's Creole Cafe
 Bohemian Biergarten

