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DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

| 1300 WALNUT

1300 WALNUT STREET
BOULDER, COLORADO 80302



Introducing the newly renovated office space at 1300 Walnut Street, where modern updates meet an unbeatable location in the heart of Downtown Boulder. This two-story building now boasts sleek, contemporary finishes, all-new lighting, exposed ceilings, and an abundance of natural light streaming through large windows. With building signage available for enhanced visibility, it is positioned on the bustling corner of 13th and Walnut, just one block from the iconic Pearl Street Mall. The building's west side overlooks The Plaza at One Boulder Plaza, complete with outdoor seating and a serene water feature. Steps from world-class shopping, dining, and the RTD Transit Station, 1300 Walnut is the perfect workspace for businesses seeking modern amenities, high visibility, and a dynamic downtown atmosphere.

Call us for more information and to set up a tour.

1300 WALNUT STREET

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LOCATION

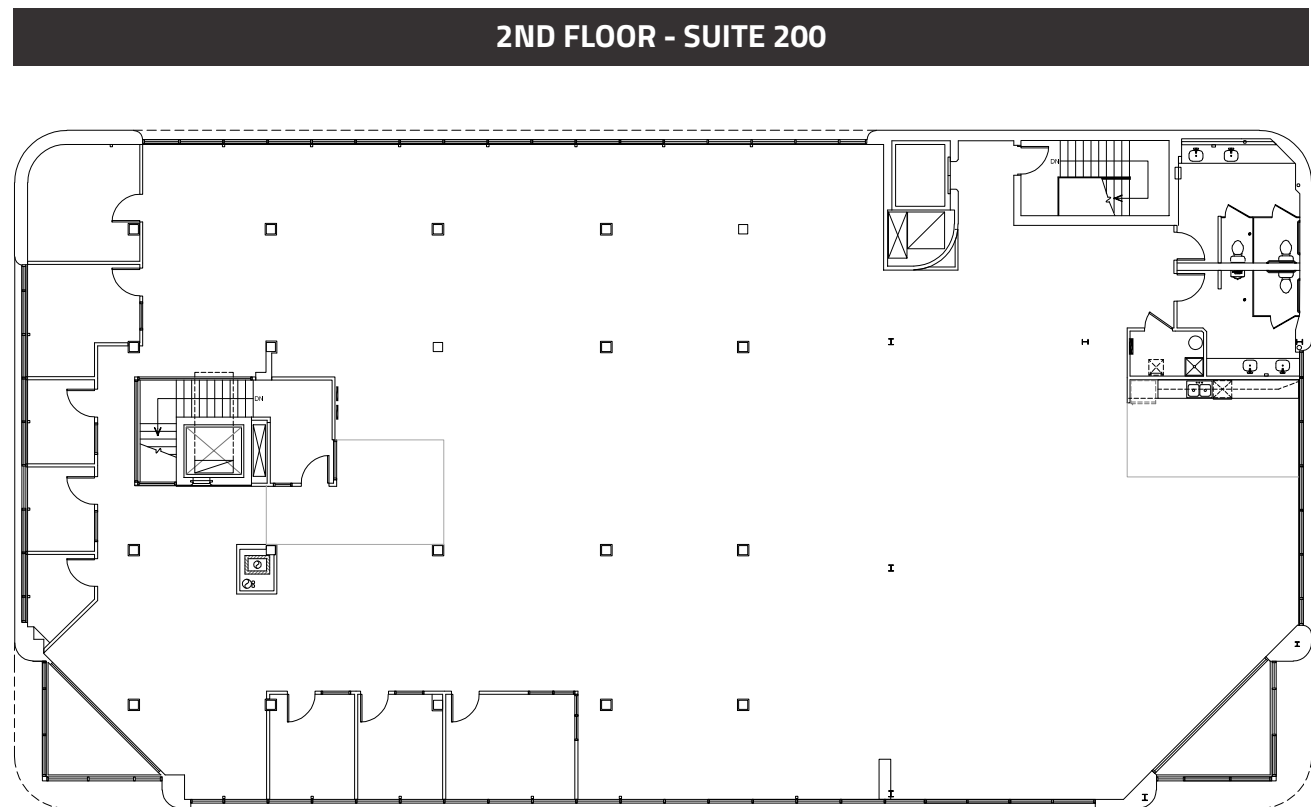


SUITE 200 TERMS

Suite 200:	12,647 RSF
Lease Rate:	\$30.00 / SF / NNN
Expenses:	\$19.00 / SF Includes Utilities (Est. 2024)
Available:	Immediately

SPACE FEATURES

This newly renovated full second-floor office suite offers an expansive, open layout featuring tall, exposed ceilings for a modern, airy feel. The suite includes glass-walled conference rooms and private offices, allowing for a bright, collaborative atmosphere, while the ample window line floods the space with natural light, creating a vibrant and welcoming workspace.





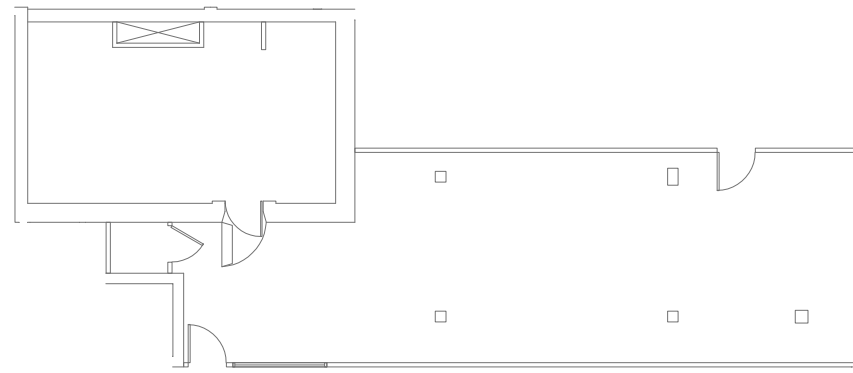
SUITE 10 TERMS

Suite 10:	1,674 RSF
Lease Rate:	\$1,995 / MO Modified Gross
Available:	Immediately

SPACE FEATURES

Suite 10 is a creative tech space boasting an open, collaborative layout design. With bright, modern finishes, exposed ceilings and clean architectural lines give it a contemporary, cutting-edge feel. Ideal for tech companies seeking a vibrant, energetic workspace in a forward-thinking setting.

1ST FLOOR - SUITE 10



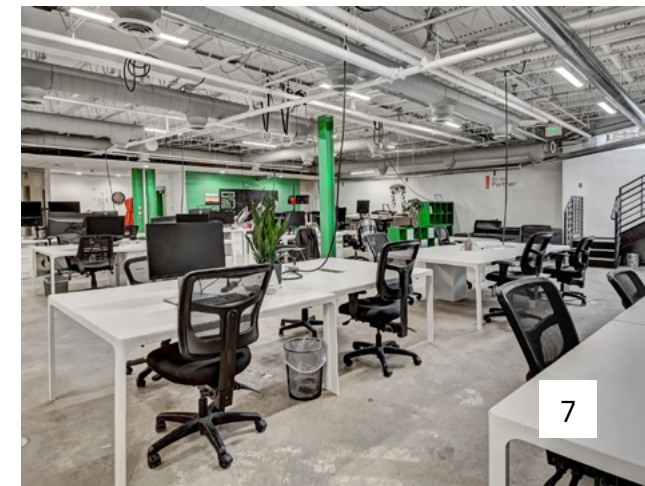
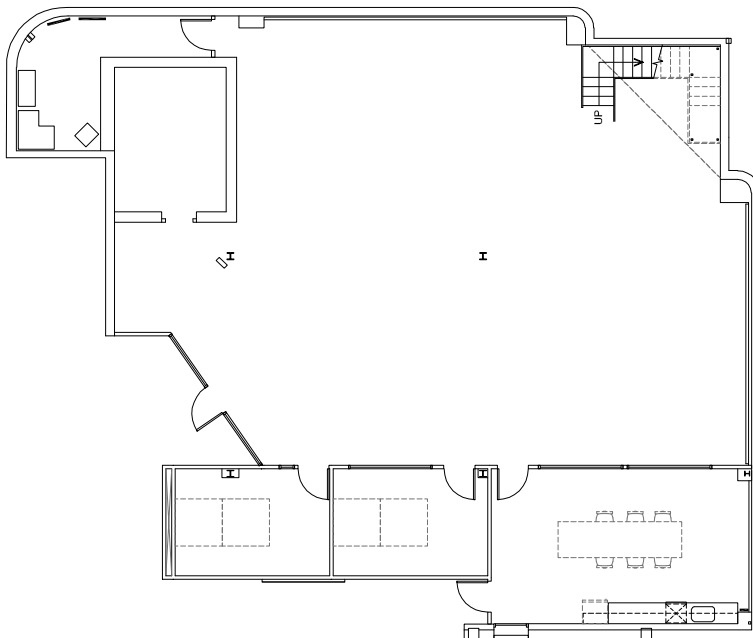
SUITE 20 TERMS

Suite 20:	4,264 RSF
Lease Rate:	\$10.00 / SF / NNN
Expenses:	\$19.00 / SF Includes Utilities (Est. 2024)
Available:	Immediately

SPACE FEATURES

Suite 20 offers a dynamic open layout with exposed ductwork, high ceilings, and sleek concrete floors, complemented by bright, modern finishes. Perfect for a growing company, this creative space provides an inspiring environment in an unbeatable downtown location.

1ST FLOOR - SUITE 20



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