



Randolph Center

1877 Broadway, Boulder, CO

Office Space in Downtown Boulder - Major Leasing Incentives!

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Property Info & Gallery

View Map

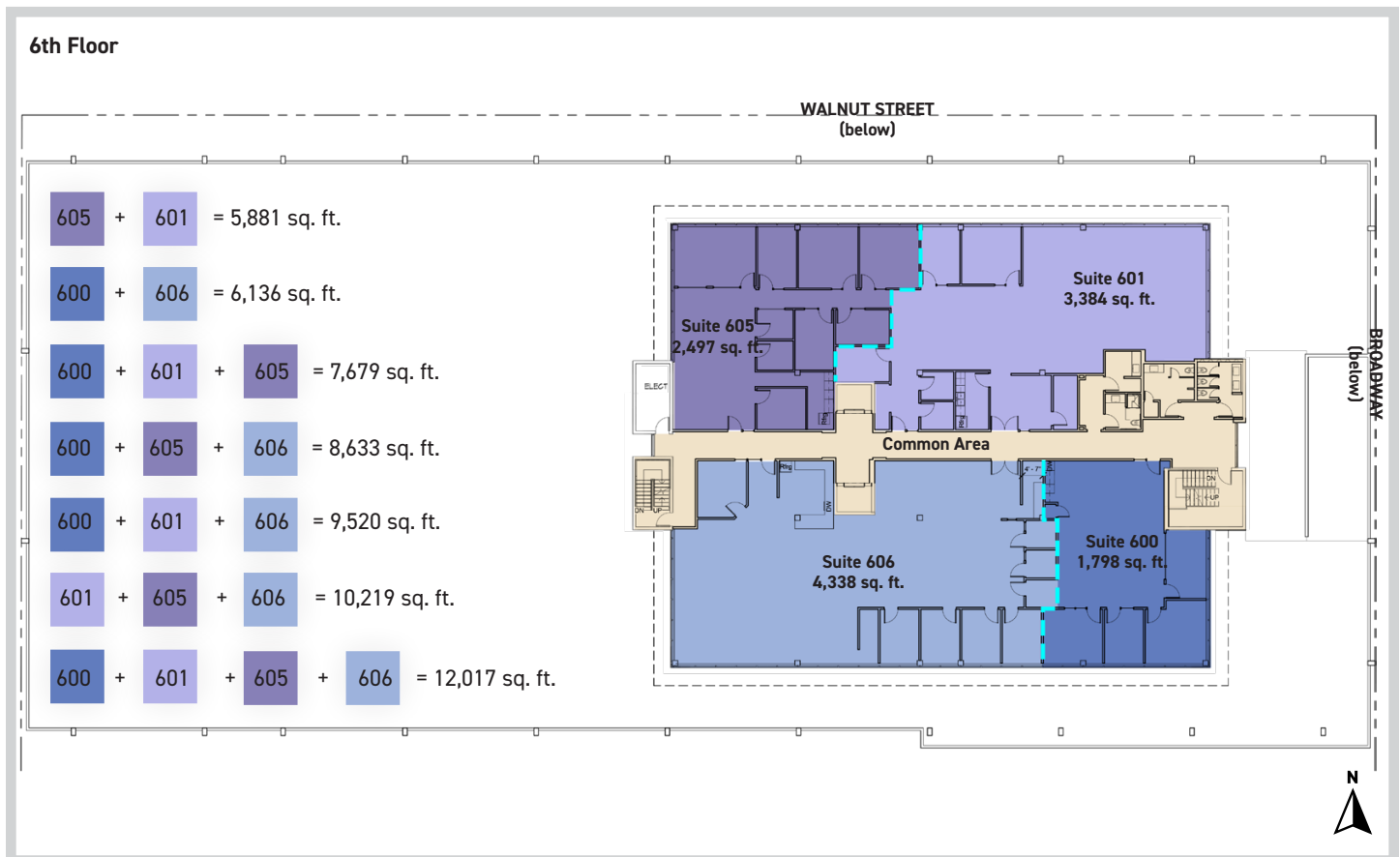
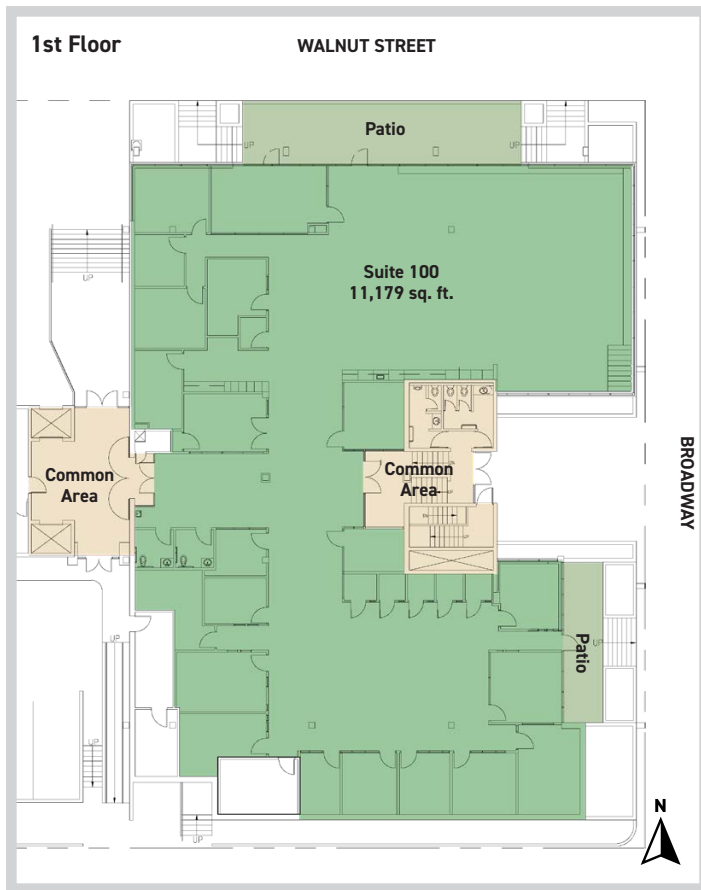
Up to the Full 6th Floor Available!

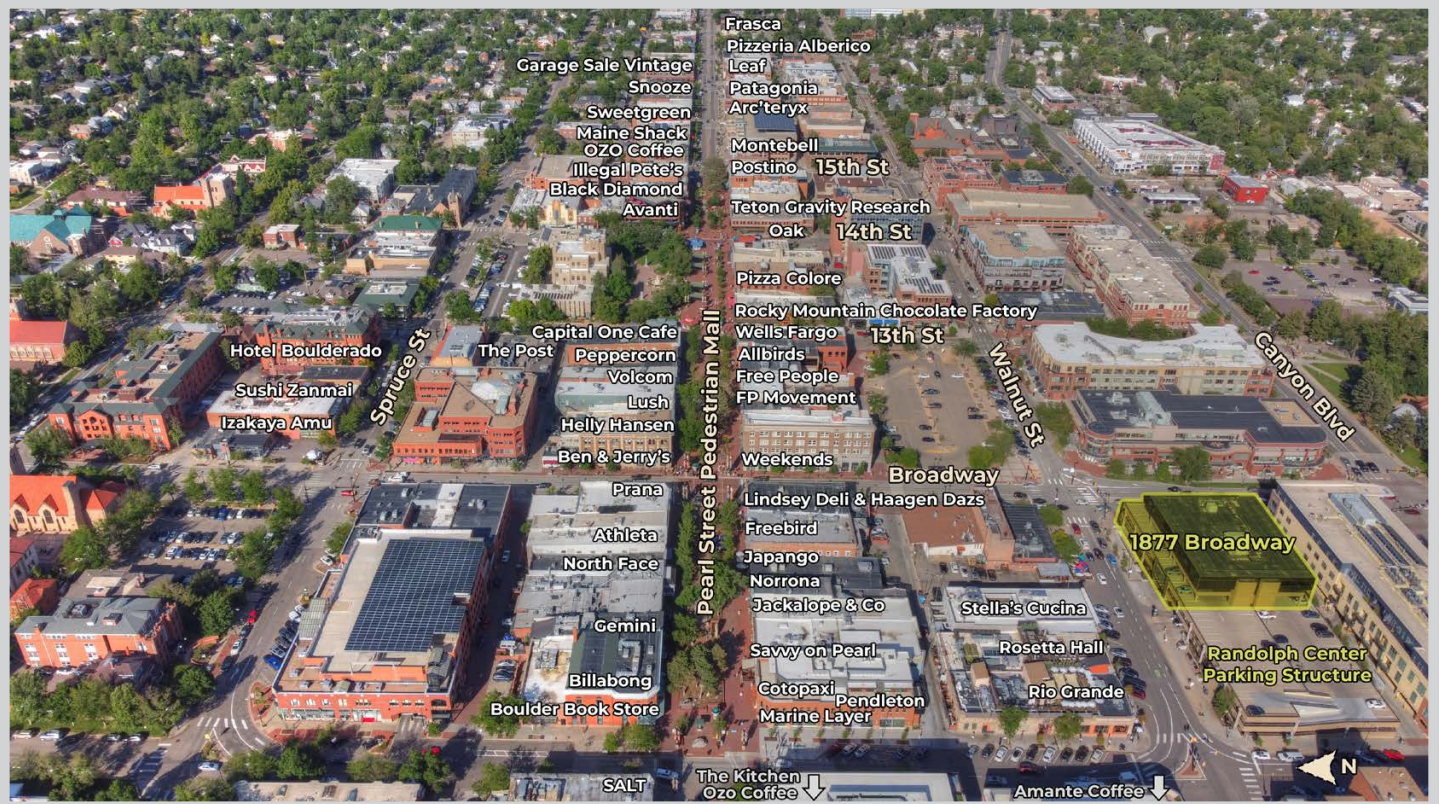
Suite	Size	Lease Rate / sq. ft.
100	11,179 sq. ft.	\$14.50 NNN
600 - 606	1,798 - 12,017 sq. ft.	\$18.50 NNN
200	3,435 sq. ft.	\$16.50 NNN
Expenses / sq. ft. (2025)		\$21.85*

**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 600-606 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
- Suite 200 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
- Full 6th Floor & Garden Level can be Leased Together for up to 23,196 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

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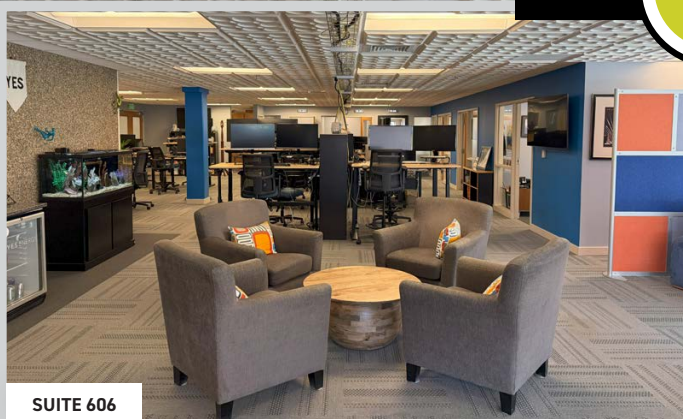
Phenomenal Downtown Location with Many Nearby Restaurants, Coffee Shops, Retail Shops and Other Amenities!



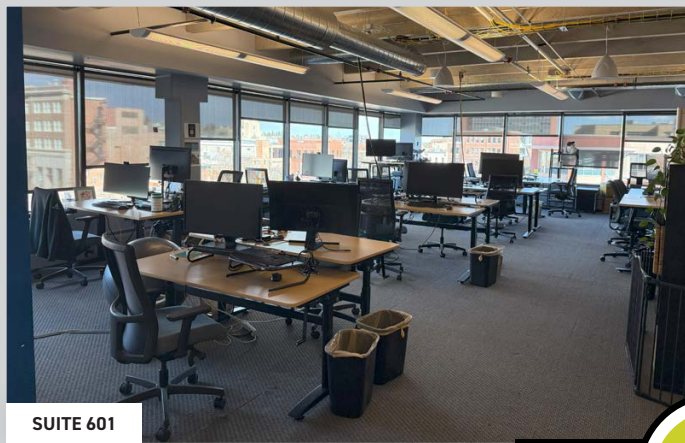
VIDEO



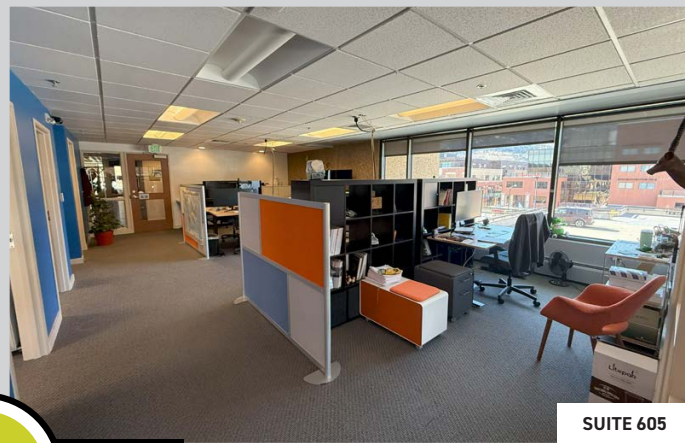
TOUR



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SUITE 601

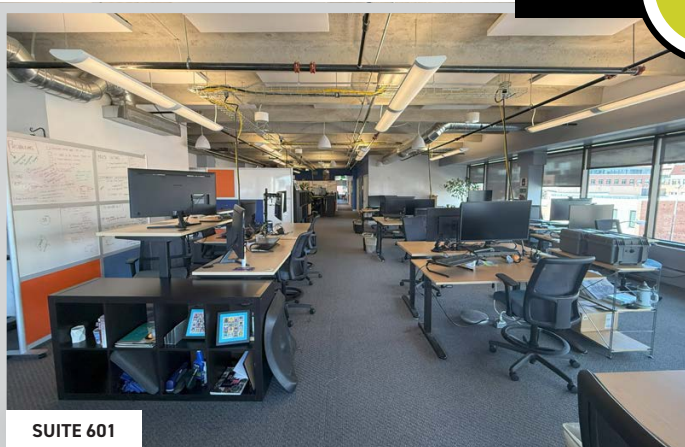


SUITE 605

VIDEO



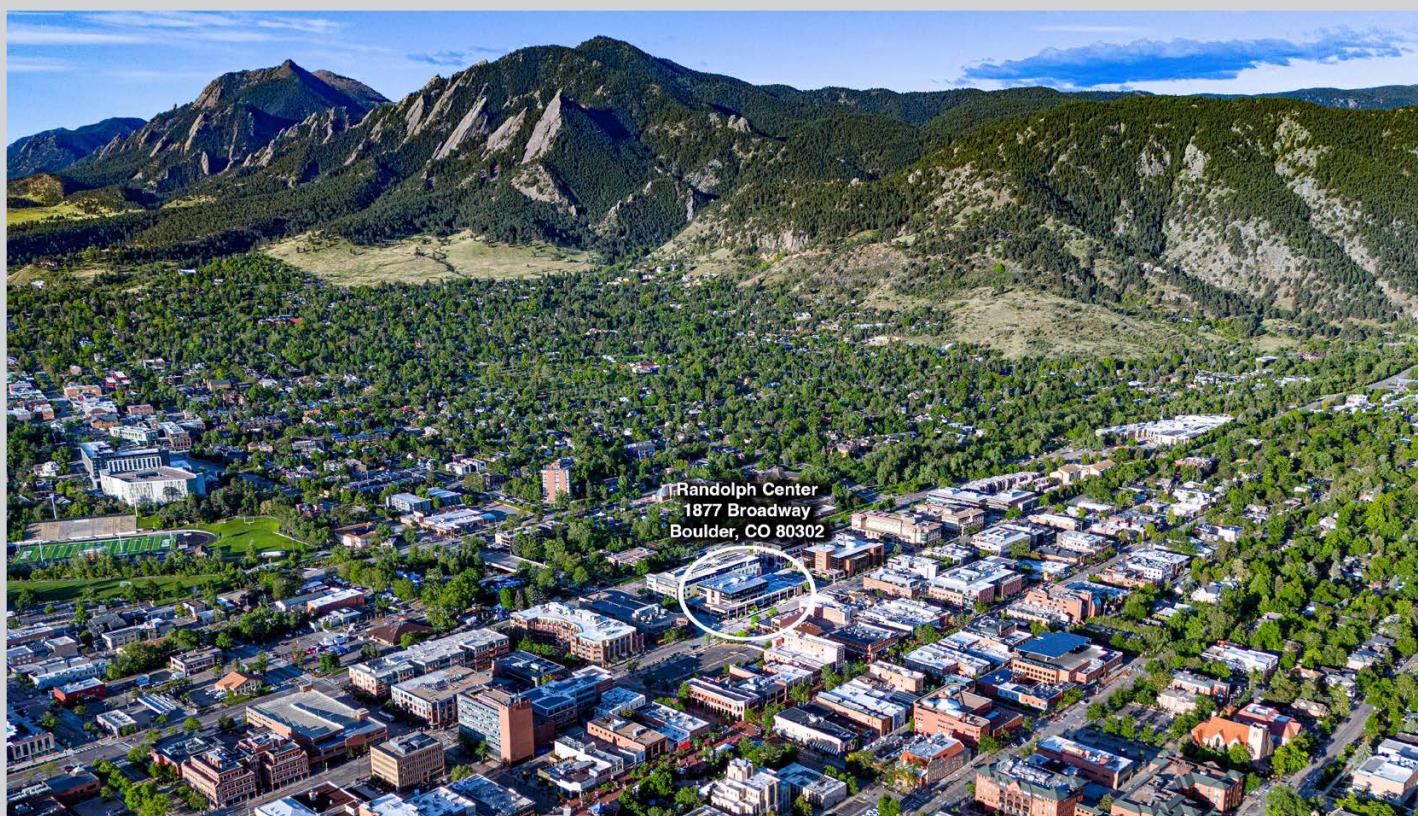
TOUR



SUITE 601



SUITE 605



Randolph Center
1877 Broadway
Boulder, CO 80302

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