



OFFICE SPACE FOR LEASE

1510 28TH STREET
BOULDER, COLORADO 80303

Discover this exceptional first-floor office space for lease at 1510 28th Street, Suite 120, in Boulder, Colorado. This beautifully updated 1,330 RSF suite offers a bright, professional environment with modern finishes, an open office layout, a dedicated conference room, private offices, a well-equipped break room, and convenient storage/filing space. The contemporary design features exposed ceilings and abundant natural light from large windows. Located on the first floor with ample parking and excellent highway access, this is ideal for teams seeking functional office space in a prime Boulder location.

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



**DEAN CALLAN
& COMPANY INC**

BEAU GAMBLE
President

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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TERMS

Suite 120:

1,330 RSF

Lease Rate:

\$20.00 / SF / NNN

Expenses:

\$19.07 / SF (Est. 2026)

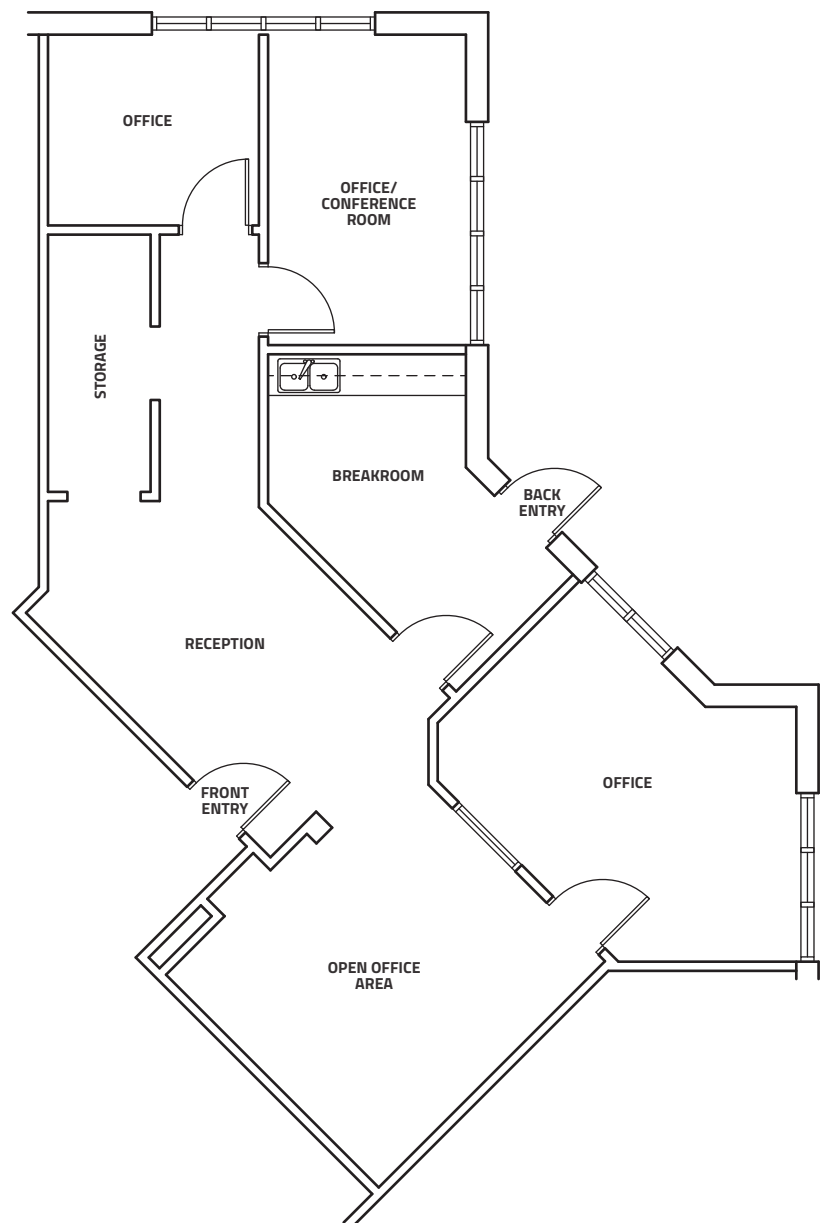
PROPERTY FEATURES

- **1,330 RSF First-Floor Office Suite**
- **Modern, Light-Filled Interior** with fresh finishes and an open, collaborative layout
- **Exposed Ceilings** for a bright, contemporary feel
- **Fully Equipped Breakroom**
- **Large Conference Room** with natural light, seating for 6–8
- **Multiple Private Offices** and flexible open workstations
- **Dedicated Storage/Filing Room**
- **Abundant Natural Light** with oversized windows throughout
- **Stylish Finishes** including updated flooring, contemporary lighting
- **Ample On-Site Parking**
- **Convenient Access** with private entry from the parking lot and the main lobby
- **Excellent Highway Access** (close to US-36 and major Boulder corridors)



DIRECT ENTRY

SUITE 120 - FLOOR PLAN







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