



KEVIN NELSON
Managing Broker

720.464.3950
knelson@deancallan.com

BEAU GAMBLE
President

303.945.2028
beaugamble@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

PROFESSIONAL OFFICE SPACE FOR LEASE

**1123 SPRUCE STREET
BOULDER, COLORADO 80302**

1123 Spruce Street is located in Downtown Boulder just a couple of blocks off the Pearl Street Mall and walking distance to many restaurants and retailers.

Third floor office suite available with community conference rooms and kitchenettes. The suite has direct access to the elevator that opens into the reception area.

1123 Spruce has historical significance. It is one of the last remaining residences that was apart of the "Boulder Original Townsite." Originally a home, is now believed to be oldest remaining brick structure in Boulder.

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

TERMS

Suite 305:

406 RSF

Lease Rate:

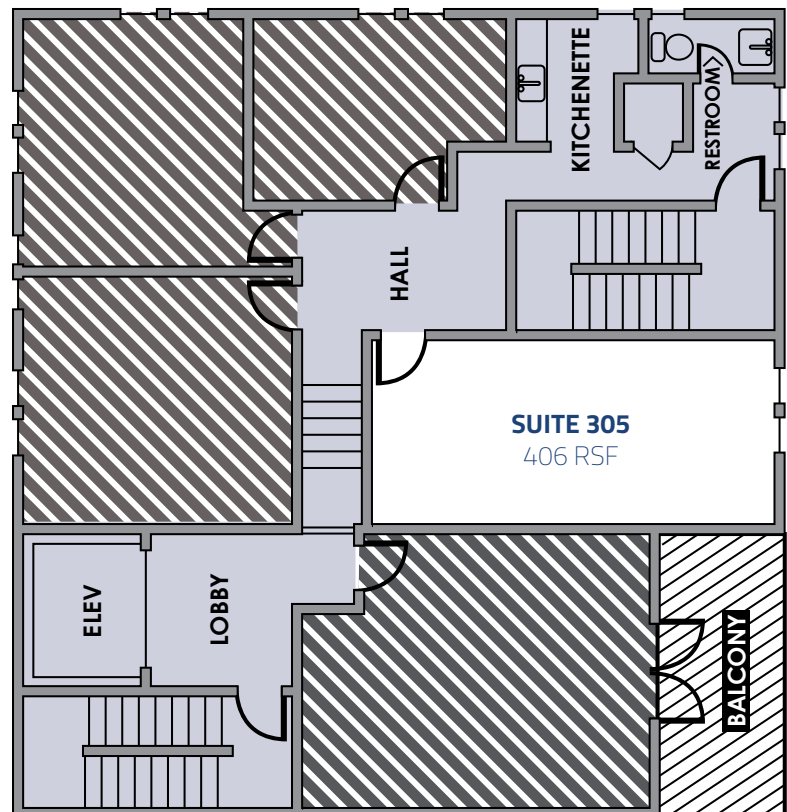
\$1,750/MO

Available:

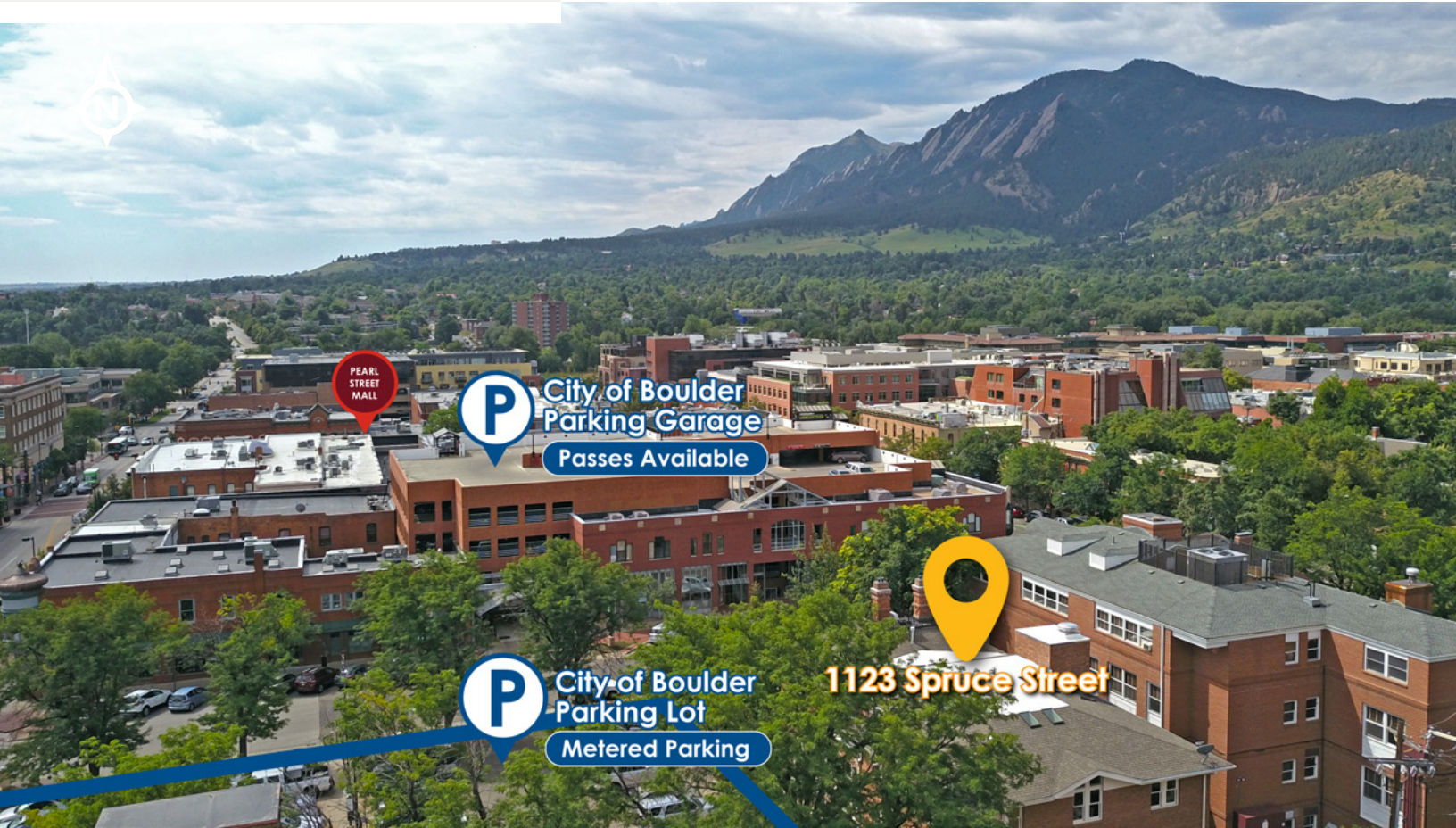
NOW



3RD FLOOR



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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

DEAN CALLAN & COMPANY INC

KEVIN NELSON
Managing Broker
720.464.3950
knelson@deancallan.com

BEAU GAMBLE
President
303.945.2028
beaugamble@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.