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DEAN CALLAN & COMPANY, INC.
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NEW PROFESSIONAL SINGLE OFFICES IN DOWNTOWN BOULDER

PREMIUM, NEWLY REMODELED OFFICE SUITES

**1526 SPRUCE STREET
BOULDER, COLORADO 80302**

Elevate your business in a space designed for focus and connection. 1526 Spruce Street offers a sophisticated yet approachable environment for Boulder's professionals. Whether you are a growing startup, or a seasoned professional, these suites offer the flexibility you need with none of the typical office friction. **Location...Location...Location...** Be a part of Downtown Boulder with world-class shopping and restaurants just steps away. An exceptional downtown location that puts your business right where it needs to be.

[Call us for more information and to set up a tour.](#)

TERMS

SUITE	SF	MONTHLY GROSS RENT
Office 302:	189	\$1,100
Office 303:	310	\$1,600
Office 304:	189	\$1,100
Office 305:	310	\$1,600
Office 306:	189	\$1,100
Office 307:	310	\$1,700
Office 308:	189	\$1,150

PROPERTY FEATURES

- Monthly rate includes utilities and Internet
- Immediate Occupancy available and move-in ready
- Short-term leases available
- 24/7 building access
- Elevator access
- Common area restrooms with shower
- Perimeter offices with windows & abundant natural light
- Shared kitchenette and conference room
- Alley parking spot may be available for long term lease on premium suite and/or multiple suites.
- Boulder Creek Path, Pearl Street Mall, or Mount Sanitas Trailhead all within walking distance
- Numerous recreational, dining, and service amenities are within walking distance

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.

3RD FLOOR SINGLE OFFICE SUITES AVAILABLE



Common Area Leased

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PRIVATE OFFICES



OFFICE



OFFICE



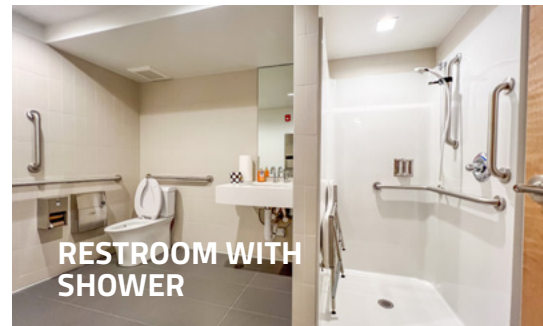
OFFICE



COMMON KITCHENETTE



COMMON
CONFERENCE
ROOM

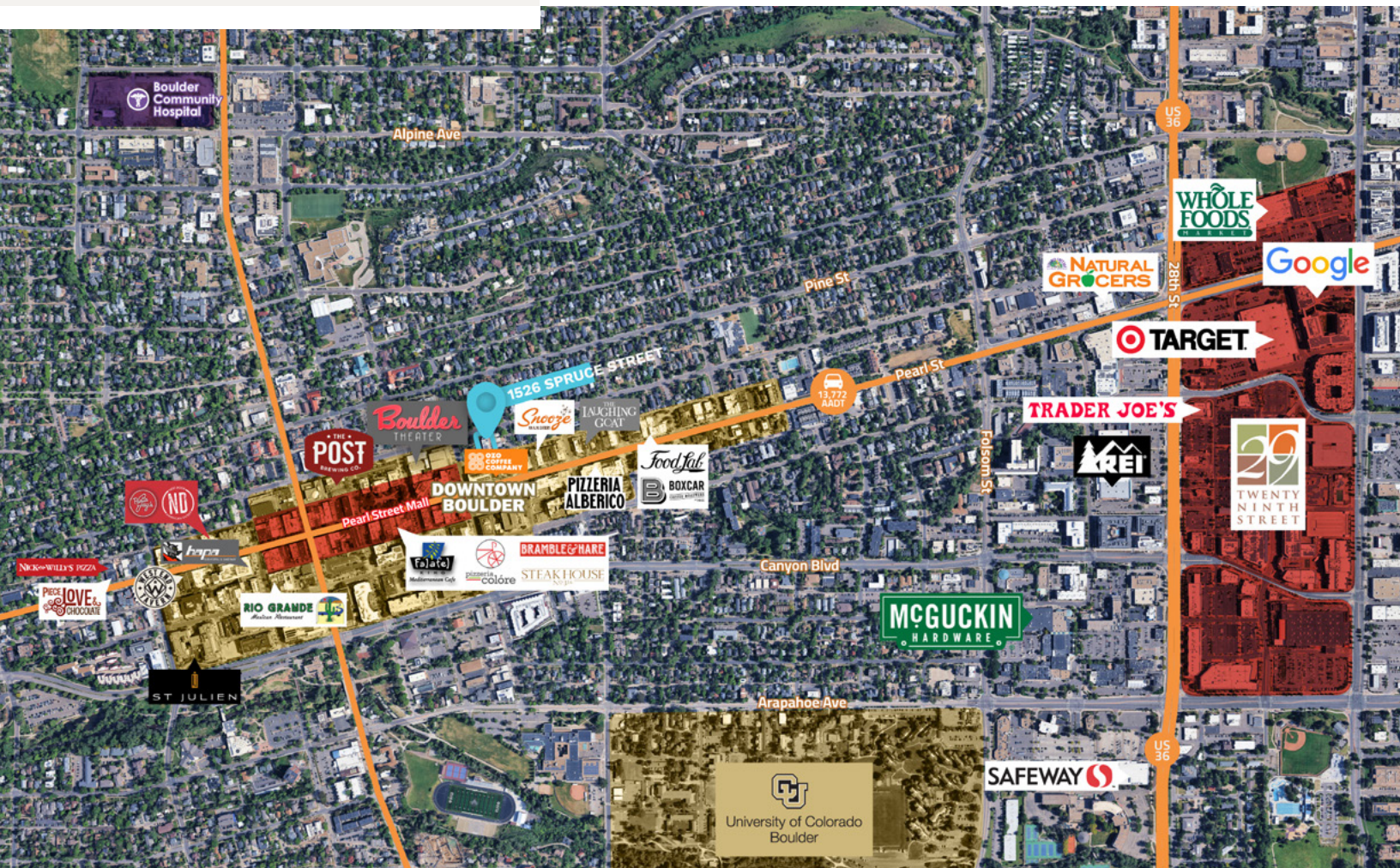


RESTROOM WITH
SHOWER

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SINGLE OFFICE SUITES
AVAILABLE FOR LEASE

follow us     



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