



1011 Walnut Street

Suite 200, Boulder CO

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Property Info & Gallery



View Map

Class A Office in the Beating Heart of Downtown Boulder - Major Leasing Incentive

Available Space	3,501, 4,141 or 7,642 sq. ft.
Lease Rate / sq. ft.	\$19.00 NNN
Expenses / sq. ft.	\$21.80*

*Including Utilities & Janitorial

- Year 1 Introductory Rate \$19.00 NNN, Year 2 \$25.00 NNN & Year 3 \$32.00 NNN
- Join Elite Technology & Venture Capital Firms in the Building, Steps from Pearl Street Fine Dining, Shopping & the Luxury St. Julien Hotel & Spa
- Entire 2nd Floor with Private Covered Decks, Amazing Views & Natural Light
- Secure Lobby with Private Elevator, Expansive Open Work Area, 2 Private Offices, 2 Large Conference Rooms & Fully Equipped Boardroom, Kitchen / Breakroom, Private Restrooms with Shower & Lockers
- Fiber Internet, Cat-6 Wiring & Server Room with Dedicated Cooling
- 2 Reserved Onsite Covered Parking Spaces for \$225 / Month / Space

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

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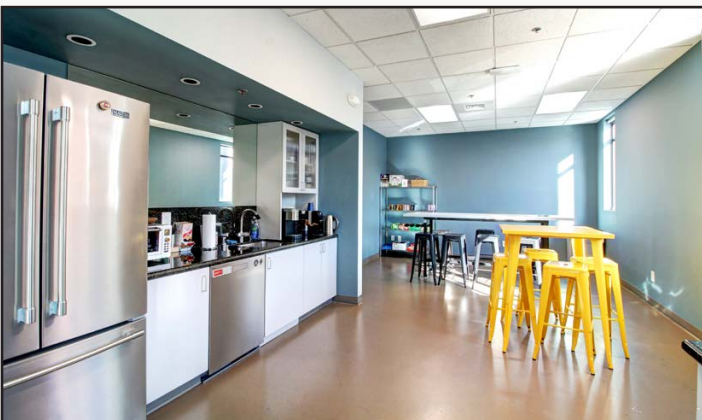
As-Built Floorplan



Potential Demising Plan



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