



1033 Walnut Street

Boulder, CO

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Property Info & Gallery

View Map

Office Space for Sale or Lease - Opportunity to Purchase Entire Building

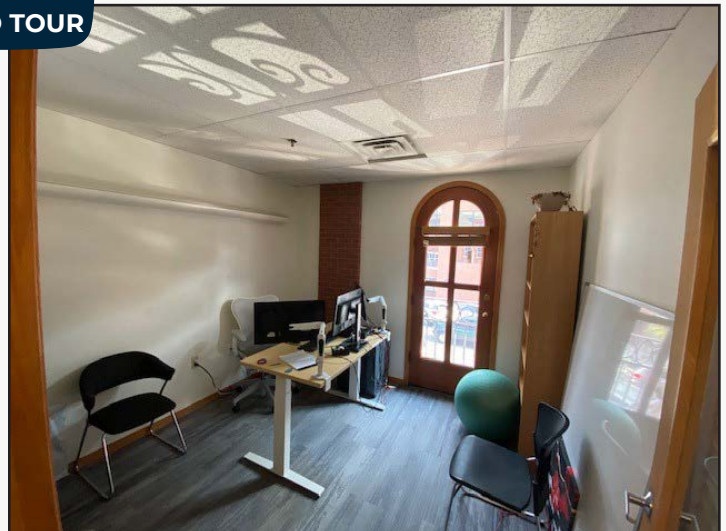
Floor	Size	Sale Price
1st & 2nd*	8,707 SF	\$4,481,917 (\$515 / SF)
2nd	5,657 SF	\$3,365,915 (\$595/SF) \$2,357,083 (\$417 / SF)
2nd Floor Lease Rate / SF		\$12.50 NNN in Year 1, then \$25.00 NNN
2nd Floor Expenses / SF		\$23.18 (Not Including Electric)

*1st Floor Not Available Individually

- 1st Floor Totaling 3,050 SF is Fully Leased Providing Immediate Income to Buyer of Both Floors
- Fantastic Downtown Boulder Location Next Door to Galvanize, Amante & Corrida
- Surrounded by Restaurants, Shops & Transit Options
- 2nd Floor Features:
 - Modern Tech Finishes Throughout, Elevator Access, In-Suite Shower & Restrooms
 - South Facing Offices Have Windows & Doors That Open Up to Walnut St
 - Two Reserved, Covered & On Site Parking Spaces \$150 per Month Each

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.

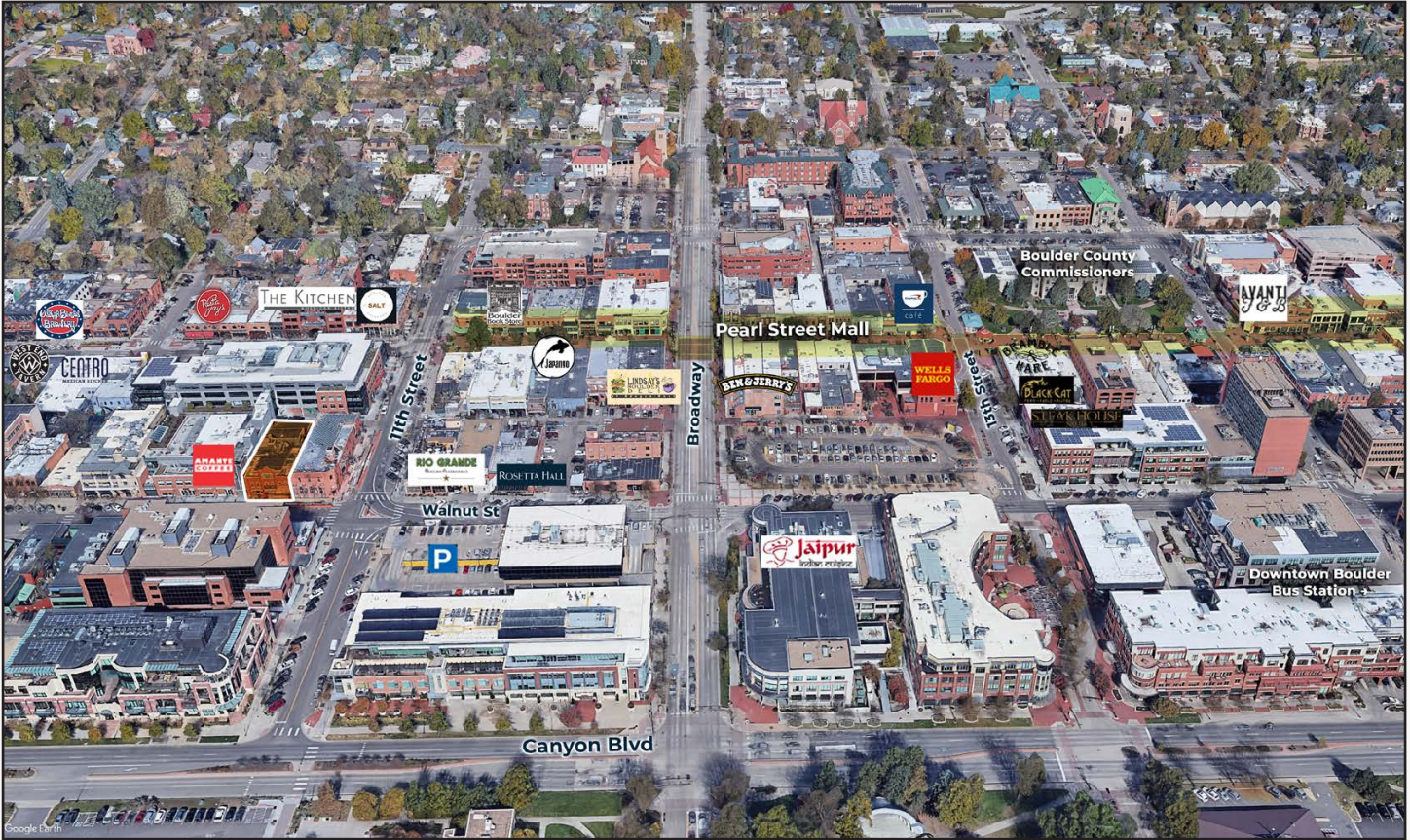
1033 Walnut - Suite 200



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You'll Be Doing Business in Good Company*

Downtown Boulder offers the Front Range region's finest combination of retail and restaurant offerings. Customers from throughout the Denver market drive to Boulder to experience our one-of-a-kind retail mix and powerful collection of restaurants. The centerpiece of downtown Boulder is the four block award winning Pearl Street Mall, serving as an anchor for the east and west ends of Pearl Street - each district with it's unique business mix and personality.



Downtown Boulder provides a high quality of life and work environment for you and your employees*

From bike trails to seasonal landscaping programs, Downtown Boulder continues to develop as a place that focuses on quality of life attributes as well as a strong base of economic vitality.

- A central location and an exceptional bus system have resulted in downtown Boulder having one of the nation's highest percentage shares of alternative mode transportation (walk, bus, bike) into Downtown.
- Downtown employees are eligible for an EcoPass, which provides unlimited free service on Regional Transportation District routes.
- A 2-mile bike/hike trail through downtown that is part of a larger community trail system
- City and BID commitment to cleanliness, landscaping, design and safetyModern Tech Finishes Throughout
- Located in the majestic Colorado Front Range at the foot of the famous Boulder Flatirons
- A vast array of cultural and educational opportunities throughout downtown.

**Information provided by BoulderDowntown.com*

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