

## OFFICE SPACE FOR LEASE

1155 Canyon Blvd, Boulder, CO 80302



### ABOUT THE BUILDING

1155 Canyon Blvd is a premier Class "A" office building positioned on the legendary corner of Canyon and Broadway in the heart Downtown Boulder. The building features high-end finishes, abundant window line and ample natural light throughout.

- Steps away from Pearl Street Mall and RTD Transit Station
- 2:1,000 parking ratio
- Perfect views of the famous Flatirons

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THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687  
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1155 CANYON BLVD, BOULDER, CO 80302

# SUITE 105



### SIZE

8,312 SF



### RENT

\$28.00 NNN



### AVAILABLE

90 days



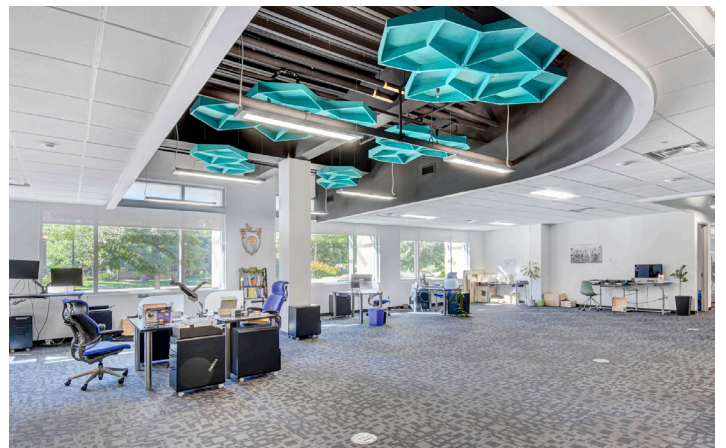
### EST. OP EX

\$19.38 / SF

(including utilities)

### SPACE NOTES:

Large first floor office space available for lease in Downtown Boulder. In addition to a great mix of offices and open space that can accommodate 45 workstations, this space also boasts large & small conference rooms, various huddle areas and an expansive kitchen and break room complete with a large kitchen island.



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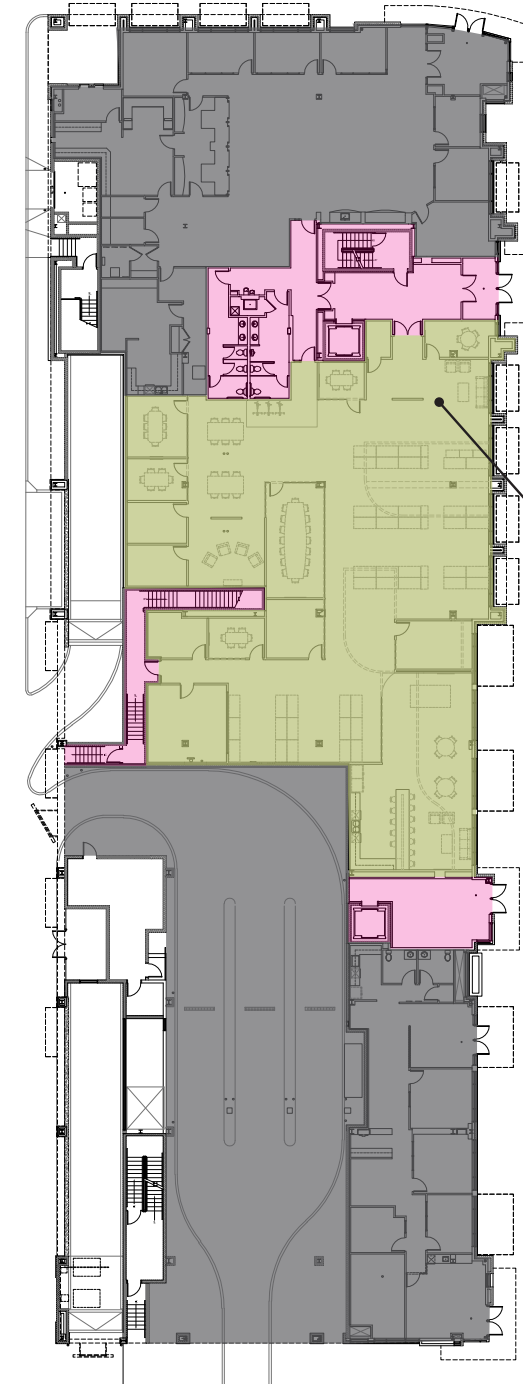
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# FLOOR PLAN



LEVEL 1



<b>SUITE 105</b>	
Size	8,312 SF
Rent	\$28.00 NNN
Available	90 days

- LEASED
- AVAILABLE
- COMMON AREA

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# WEST END LOCATION



## LOCATION NOTES:

Offering excellent visibility from on one of the most heavily trafficked corners in all of Downtown Boulder, 1155 Canyon is a well located property on the signalized corner of Broadway & Canyon Blvd. Ideally located near many surrounding amenities including shopping, restaurants, breweries and all that Downtown Boulder has to offer just steps away from your door. Easy access in and out of town via Broadway or Canyon Boulevard.

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