

## OFFICE SPACE FOR LEASE

1301 Canyon Blvd, Boulder, CO 80302

# ONE BOULDER PLAZA



### ABOUT THE BUILDING

One Boulder Plaza is an upscale mixed-use development located in the heart of Downtown Boulder. Spanned across 2 square city blocks, it features a full service fitness center, outdoor courtyards, underground parking and 24/7 on-site security.

- Class "A" mixed-use development located in the heart of Downtown Boulder
- Steps away from the Pearl Street Mall and RTD Transit Station

#### CHAD HENRY

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THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687  
www.wwreynolds.com



1301 WALNUT STREET, BOULDER, CO 80302

# SUITE 228



**SIZE**  
1,220 SF



**RENT**  
\$30.00 NNN



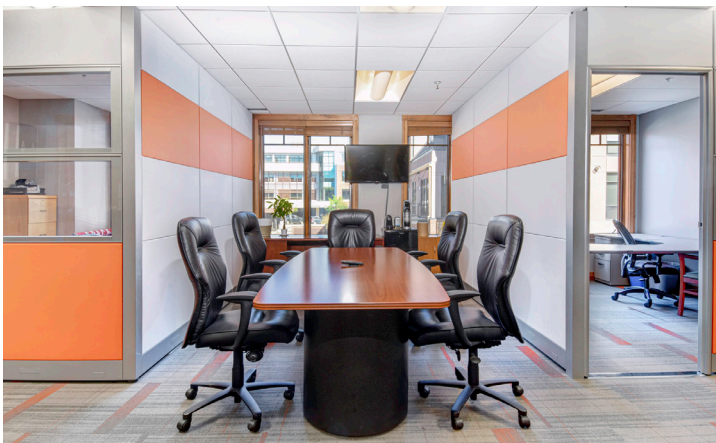
**AVAILABLE**  
Immediately



**EST. OP EX**  
\$18.59 / SF  
(including utilities)

## SPACE NOTES

With just over 1,200 square feet available, this second floor office suite features two private offices with glass windows, two modular offices (that can easily be removed) and two separate entrances.



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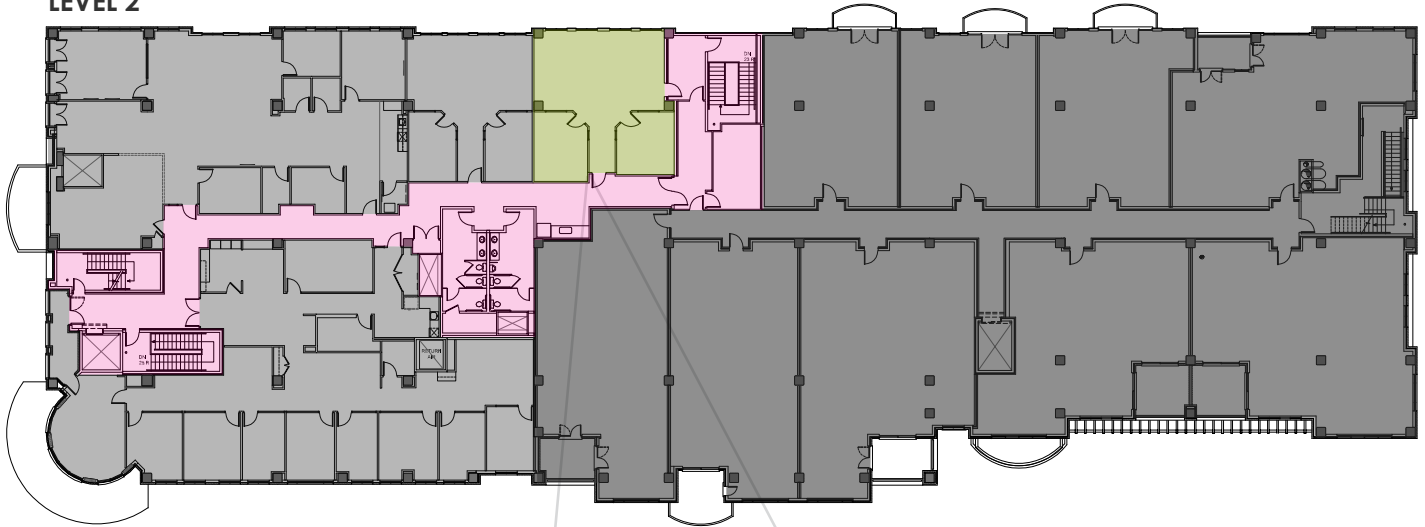
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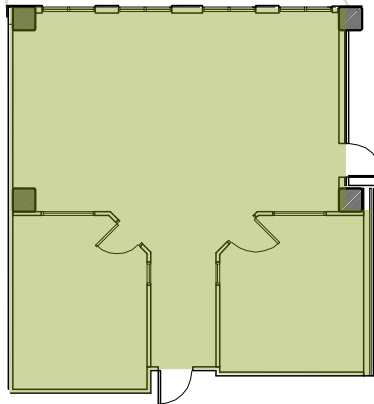
# FLOOR PLAN







LEVEL 2



SUITE 228



-  AVAILABLE
-  COMMON AREA
-  LEASED
-  RESIDENTIAL CONDOS

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## LOCATION NOTES:

Spanning across two square city blocks, One Boulder Plaza offers a Downtown Boulder location second to none. Located just one block off the Historic Pearl Street Mall, near the RTD Transit Center and providing easy access in and out of town via Canyon Boulevard, One Boulder Plaza is the best of all worlds.

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