

## OFFICE SPACE FOR LEASE

1350 Pine Street, Boulder, CO 80302

# THE 1350 BUILDING



### ABOUT THE BUILDING

Quiet, cozy and covered in ivy, the 1350 Pine Street building is a gem. This 3 story office building feels tucked away on the corner of 14th & Pine Streets, but is really just a short walk to all that busy downtown Boulder has to offer.

- Great for small office users
- Small suites offering open space, private offices and private bathrooms in each suite with a shower
- Excellent Downtown Boulder Location with parking available
- Estimated Op Ex \$15.28 / SF (not including utilities)

**CHAD HENRY**

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**DREW WEIMAN**

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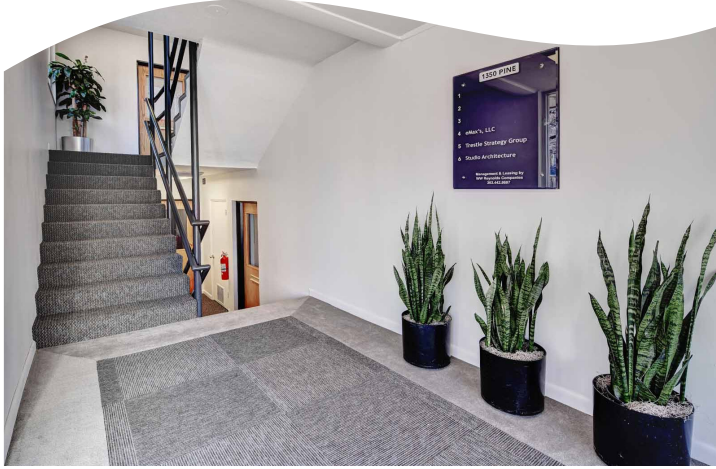
THE  
*W.W. Reynolds*  
COMPANIES

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



1350 PINE STREET, BOULDER, CO 80302

# SUITE 2



**UNIT**  
2 (Level 1)



**RENT**  
\$16.00 NNN



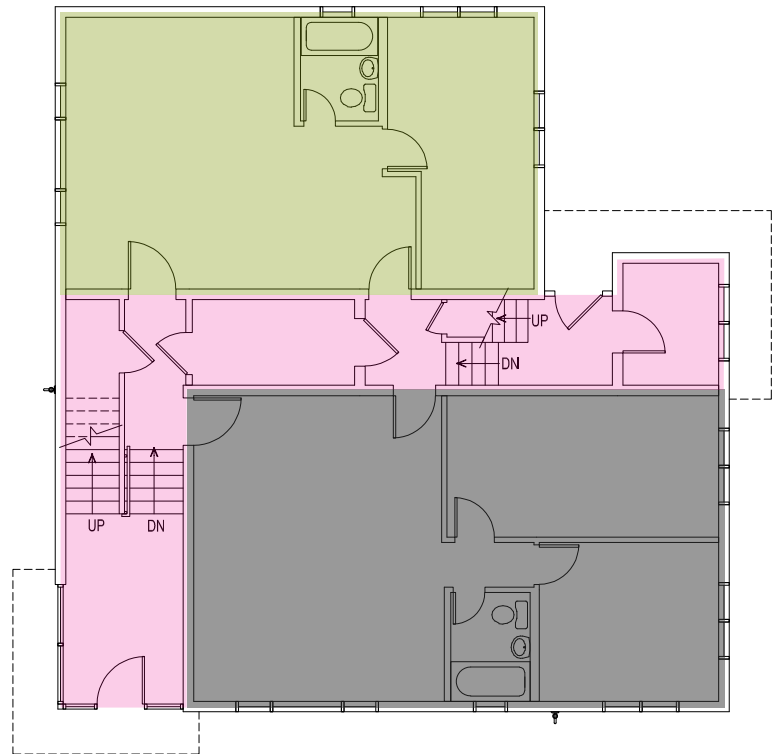
**SIZE**  
716 SF






**AVAILABLE**  
Immediately

## FLOOR PLAN

SUITE 2



 **AVAILABLE AREA**  
 **COMMON AREA**  
 **LEASED AREA**



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# SUITE 5



## UNIT

5 (Level 3)



## RENT

\$18.00 NNN



## SIZE

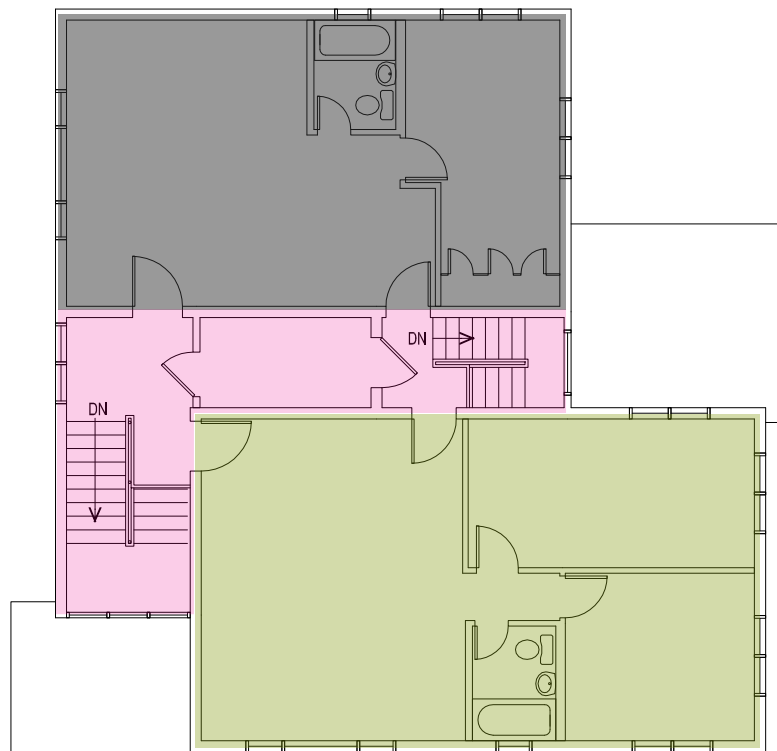
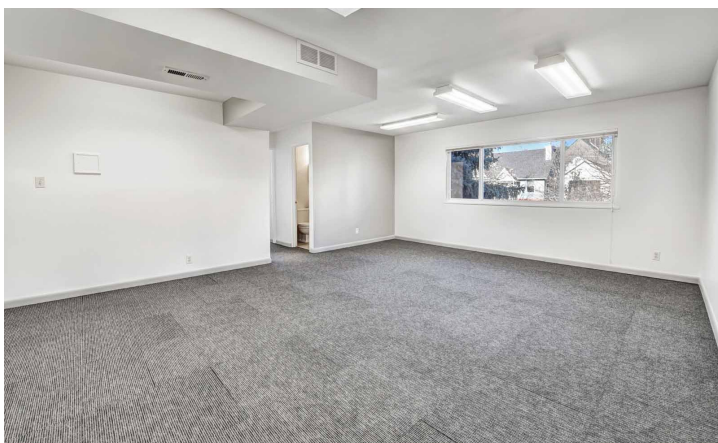
891 SF



## AVAILABLE

Immediately

## FLOOR PLAN



SUITE 5

- AVAILABLE AREA
- COMMON AREA
- LEASED AREA

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