

# DOWNTOWN BOULDER OFFICE OR RETAIL SPACE FOR LEASE

1360 Walnut Street, Boulder, CO 80302

# ONE BOULDER PLAZA



## ABOUT THE BUILDING

An upscale mixed-use development in the heart of Downtown Boulder, One Boulder Plaza spans across 2 square city blocks and features a full service fitness center, underground parking and 24/7 on-site security.

- Street level office or retail space for lease
- Great downtown Boulder location
- Steps away from Pearl Street Mall and RTD Transit Station

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THE  
*W.W. Reynolds*  
COMPANIES

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# SUITE 100



**SIZE**  
4,867 SF



**RENT**  
\$32.00 NNN



**AVAILABLE**  
Immediately



**EST. OP EX**  
\$16.78 / SF  
(including utilities)

## SPACE NOTES:

Office or retail space available for lease in great central Downtown Boulder location. This space is composed of a mix of open area, five private offices, break room, a large conference room and private restrooms within the suite. A nice window line provides lots of natural light.



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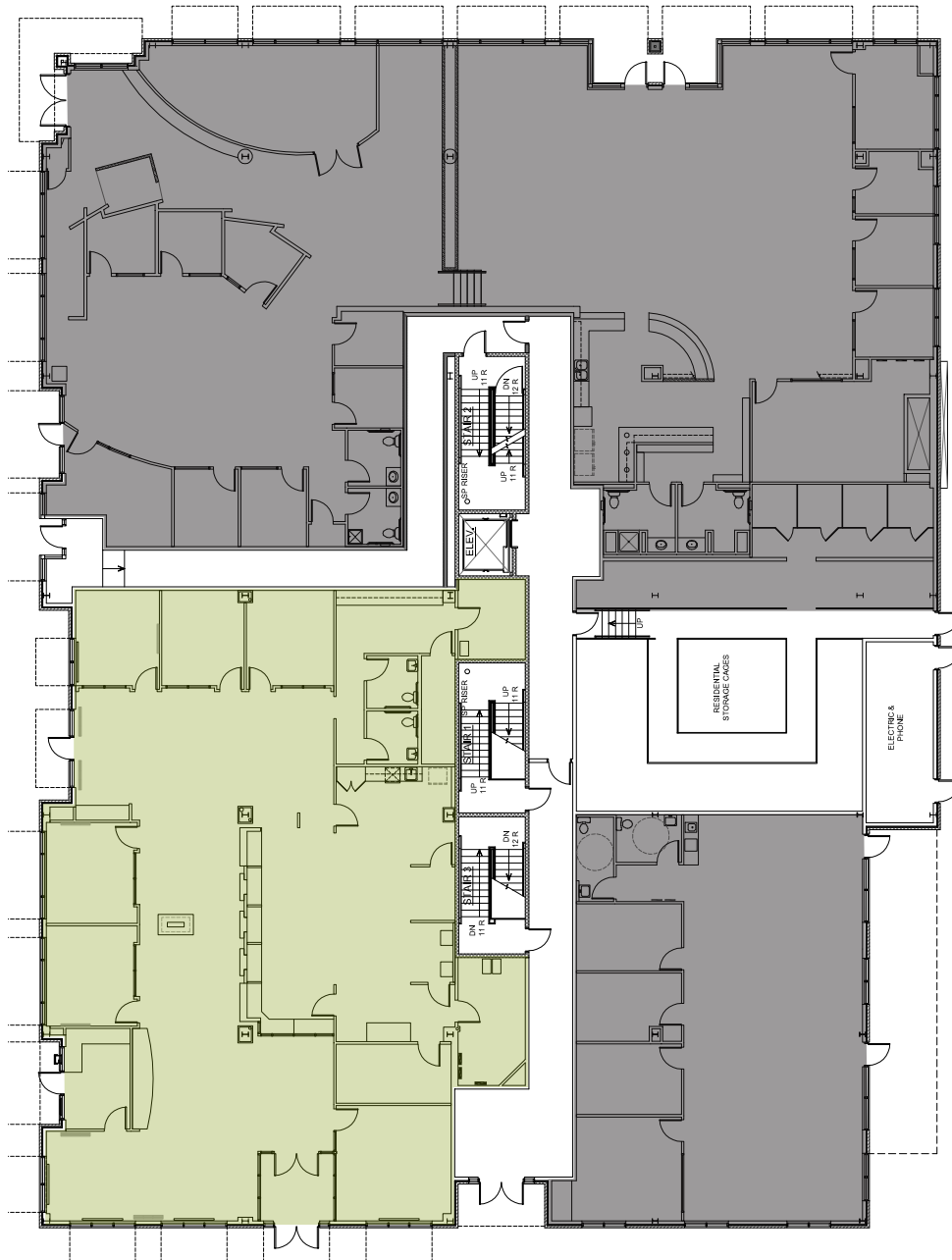
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# FLOOR PLAN



## LEVEL 1



- LEASED
- AVAILABLE

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# LOCATION



## LOCATION NOTES:

Offering great visibility and 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 Canyon Boulevard.

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