

## OFFICE SPACE FOR LEASE

1401 Walnut Street, Boulder, CO 80302



### ABOUT THE BUILDING

Situated at the busy corner of 14th Street & Walnut Street, 1401 Walnut is a modern professional office building ideally located for businesses operating in the heart of Downtown Boulder's booming tech and creative scene.

- Upgraded with sleek, stylish finishes
- Access to a rooftop patio
- 2:1,000 parking ratio
- Excellent downtown Boulder location
- Steps away from the Pearl Street Mall and across from the RTD Transit station
- CAGID District RTD Eco-Passes available free to full-time employees

**CHAD HENRY**

chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

THE  
*W.W. Reynolds*  
COMPANIES

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



1401 WALNUT STREET, BOULDER, CO 80302

# SUITE 400 | 420



### UNIT

Suite 400



### UNIT

Suite 420



### SIZE

3,702 SF



### SIZE

2,879 SF



### RENT

\$29.00 NNN



### EST. OP EX

\$17.00 / SF

(including utilities)

### SPACE NOTES:

Level 4 provides lots of potential layout options. Need a small, cozy office? Lease just under half of the floor plate, suite 420, comprised of 2,879 SF. Need a bit more space? Lease the other half, measuring in just over 3,700 SF. Or, lease the entire floor plate totaling 6,581 SF.



**CHAD HENRY**

chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

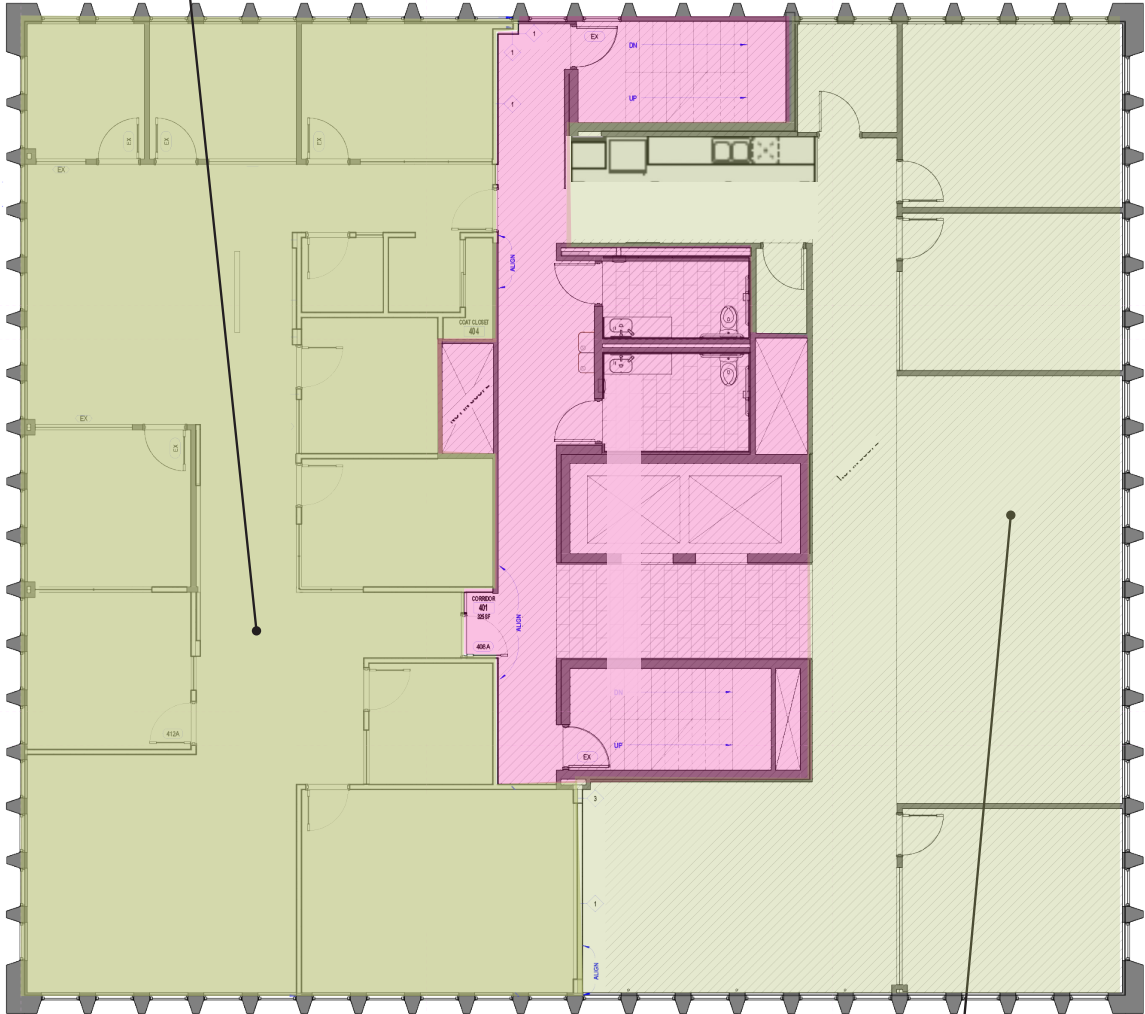
1401 WALNUT STREET, BOULDER, CO 80302

# FLOOR PLAN



<b>Suite 400</b>	
Size	3,702 SF
Rent	\$29.00 NNN
Available	Immediately

LEVEL 4



<b>Suite 420</b>	
Size	2,879 SF
Rent	\$29.00 NNN
Available	Immediately

- AVAILABLE
- COMMON AREA

**CHAD HENRY**  
chenry@wwreynolds.com

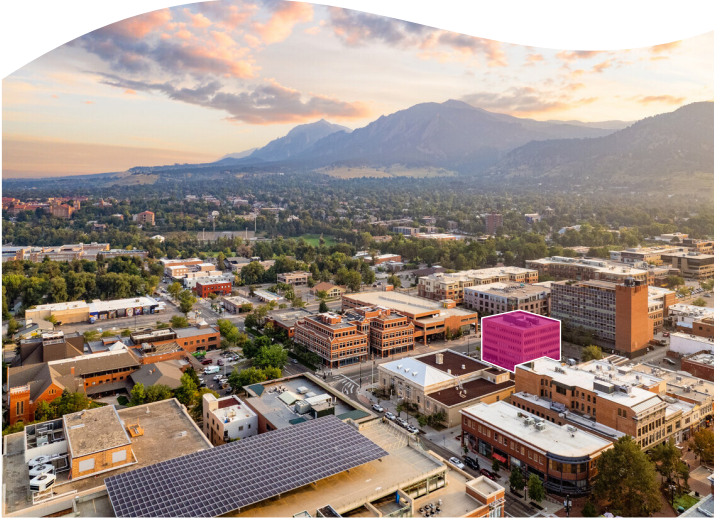
**DREW WEIMAN**  
drew@wwreynolds.com





1401 WALNUT STREET, BOULDER, CO 80302

# LOCATION



## LOCATION NOTES:

Located on the busy corner of 14th & Walnut Streets just one block off the Pearl Street Mall and across from the RTD Transit Station, 1401 Walnut provides an ideal location near many surrounding amenities including shopping, restaurants, breweries and all that Downtown Boulder has to offer just steps away from your door.

**CHAD HENRY**

chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

WWW.WWREYNOLDS.COM  
P. 303-442-8687

