

OFFICE SPACE FOR LEASE

1401 Walnut Street, Boulder, CO 80302



1401 WALNUT



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

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DREW WEIMAN

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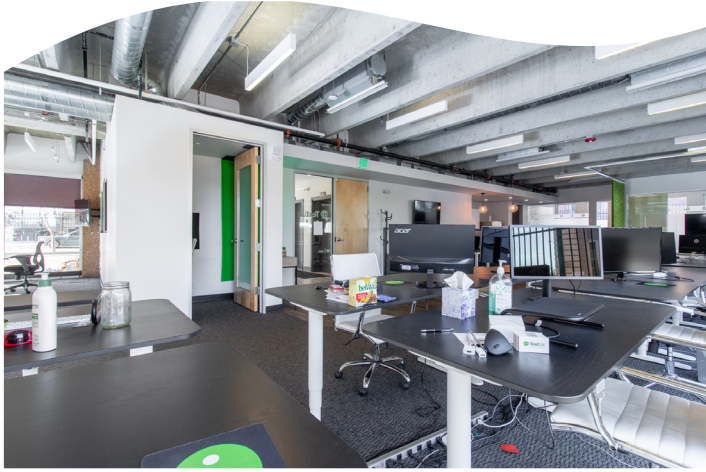
THE
W.W. Reynolds
COMPANIES

P. 303-442-8687

www.wwreynolds.com

1401 WALNUT STREET, BOULDER, CO 80302

SUITE 100



SIZE

2,478 SF



RENT

\$29.00 NNN



AVAILABLE

Immediately



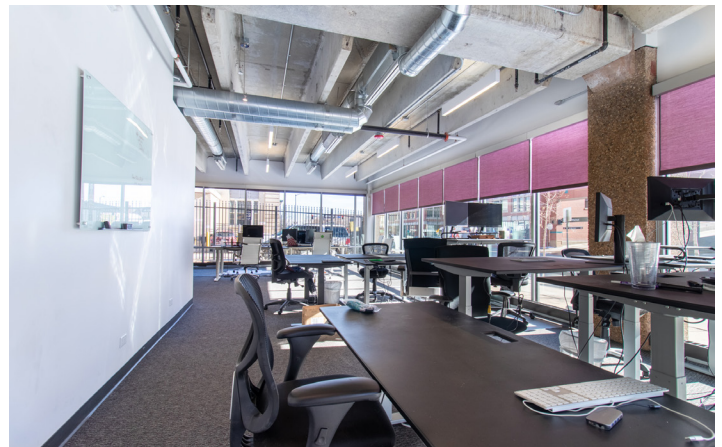
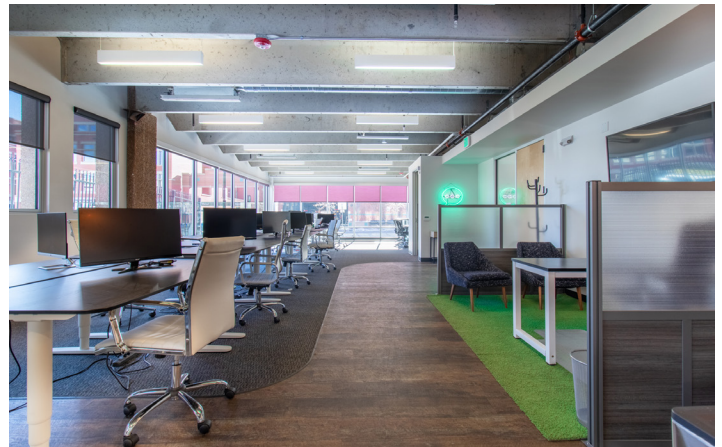
EST. OP EX

\$17.00 / SF

(including utilities)

SPACE NOTES:

Suite 100 boasts a wide open floor plan, a private office, large conference room, full kitchen and plenty of private meeting areas. High, open ceilings and a great window line provide lots of light in this ground level suite.



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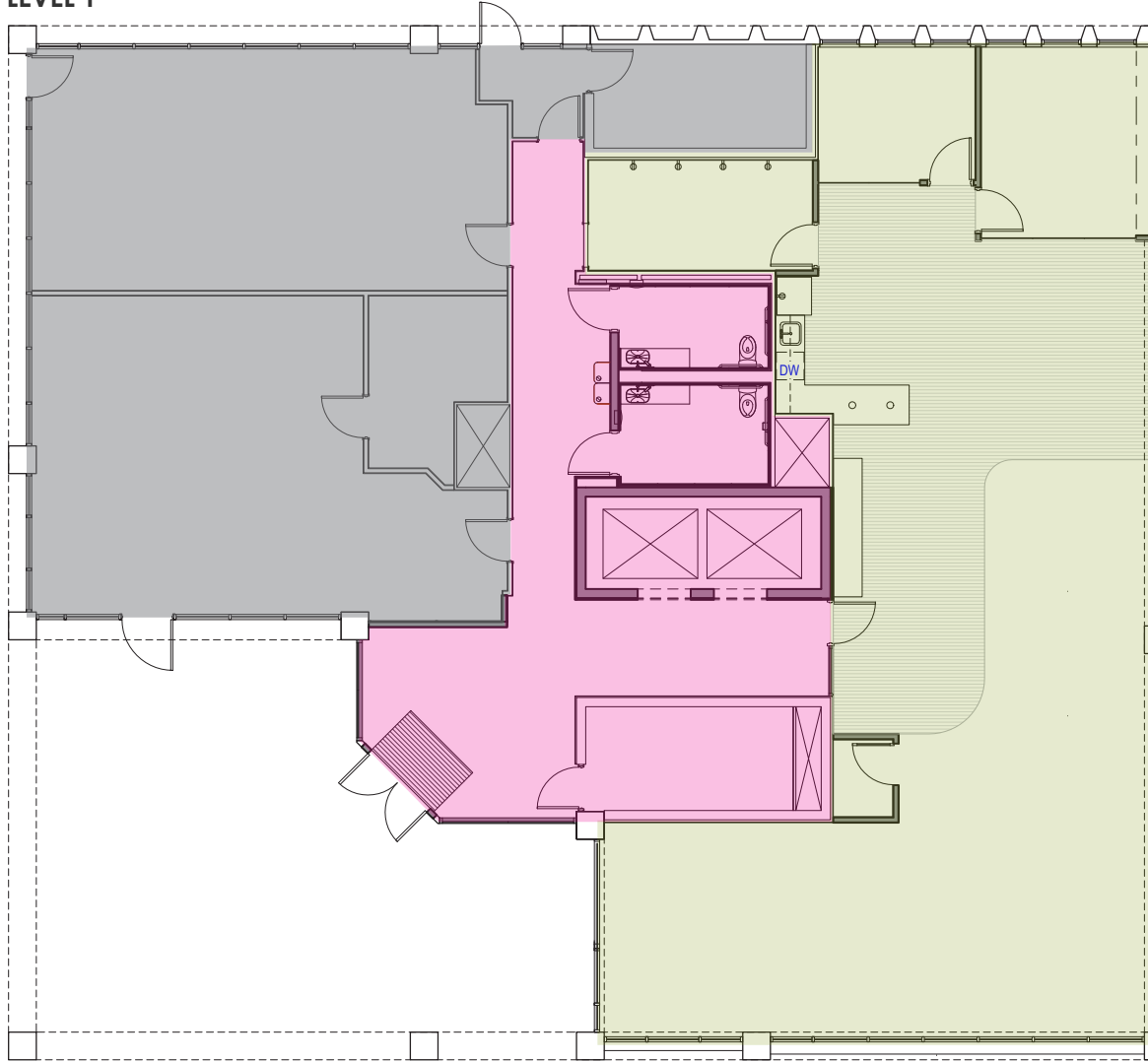
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FLOOR PLAN



LEVEL 1



- LEASED
- AVAILABLE
- COMMON AREA

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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.

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