

## OFFICE SPACE FOR LEASE

1470 Walnut Street, Boulder, CO 80302

# 1470 WALNUT ST



### ABOUT THE BUILDING

Upscale office building located on the corner of 15th Street and Walnut Street ideally positioned in the center of Downtown Boulder. Situated just one block off the Pearl Street Mall and adjacent to the RTD Transit Center, this property provides an excellent location close to all the wonderful amenities downtown Boulder has to offer.

- Second floor office suite available for lease
- 7,876 SF available; divisible to 3,236 SF
- Abundant window line with great natural light
- On-site showers and locker rooms
- Underground on-site parking available at market rate

**CHAD HENRY**

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THE  
*W.W. Reynolds*  
COMPANIES

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1470 WALNUT STREET, BOULDER, CO 80302  
**SUITE 200**



**SIZE**  
7,876 SF\*



**RENT**  
\$36.00 NNN



**AVAILABLE**  
Immediately

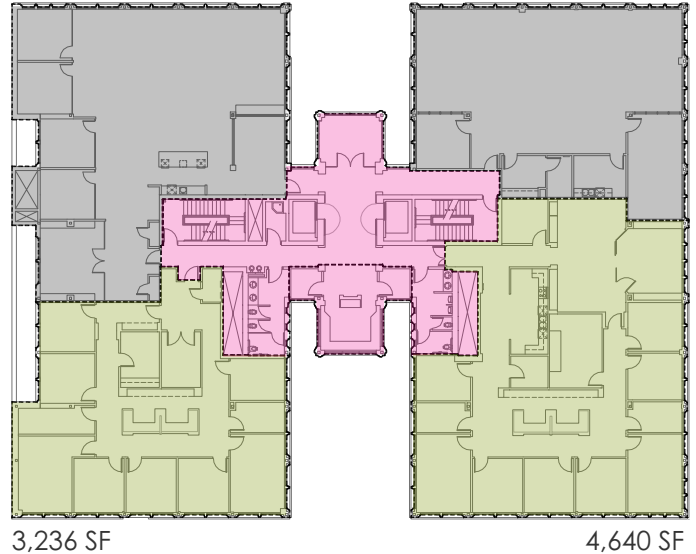


**EST. OP EX**  
\$22.88 / SF  
(including utilities)

### SPACE NOTES

With just over 7,800 SF available, Suite 200 can also be easily demised into two separate suites of approximately 3,200 SF & 4,600 SF, respectively.

### FLOOR PLAN



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