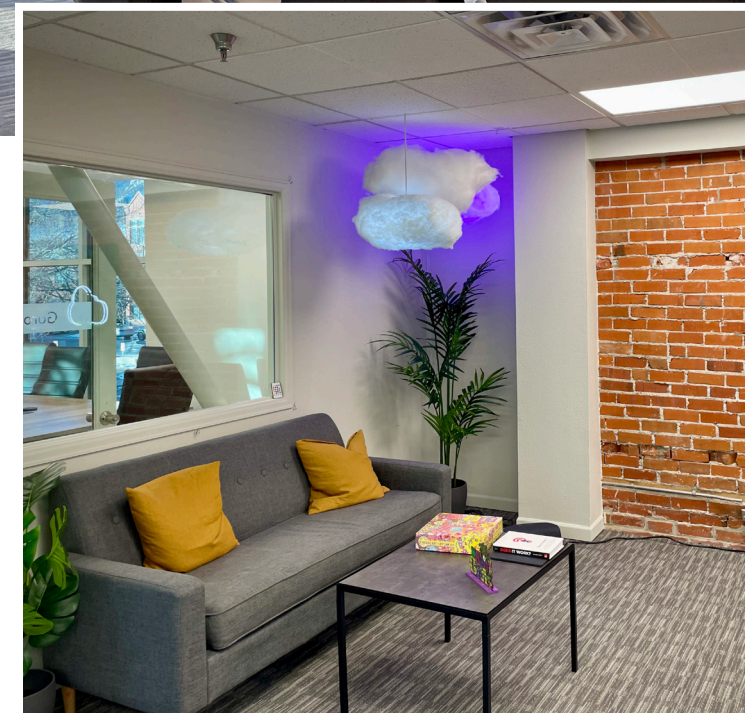


## DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1515 Walnut Street, Boulder, CO 80302



### ABOUT THE BUILDING

Charming office suite available for lease in a fully renovated building. This property is tucked nicely between 15th & 16th on Walnut providing a quiet location within walking distance to all the wonderful amenities that Downtown has to offer.

- Excellent downtown Boulder location
- One block from the Boulder RTD station
- Furniture negotiable
- Fiber available
- Access to a rooftop deck with flatiron views
- 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



1515 WALNUT STREET, BOULDER, CO 80302  
**SUITE 200**



**SIZE**  
1,998 SF



**RENT**  
\$23.00 NNN



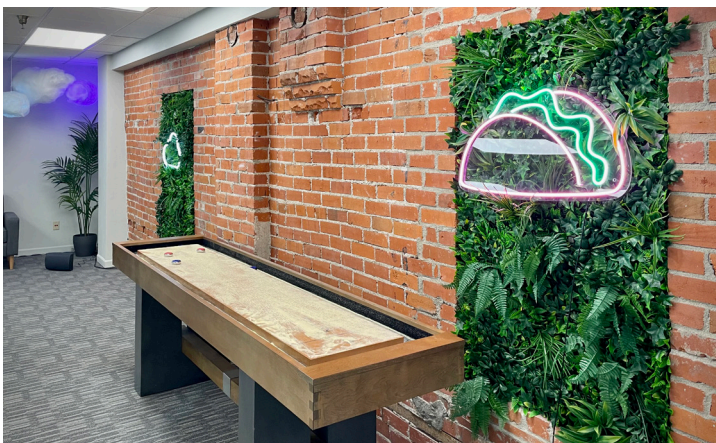
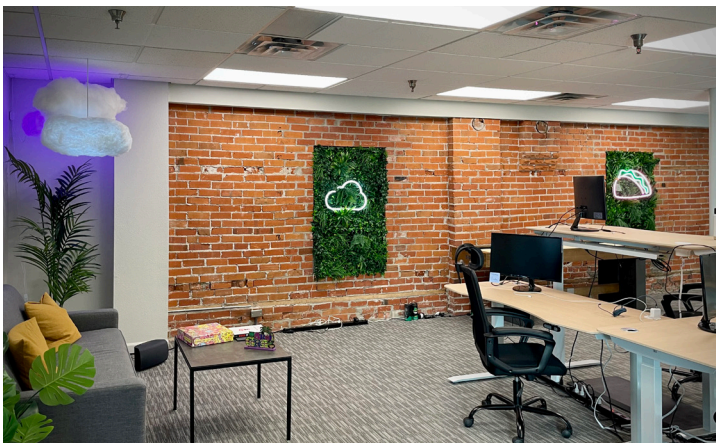
**AVAILABLE**  
Immediately



**EST. OP EX**  
\$17.00 / SF  
(including utilities)

**SPACE NOTES:**

Second floor office space featuring exposed brick, a decent mix of open space and offices, large conference room with flatiron views as well as a kitchenette. Furniture negotiable.



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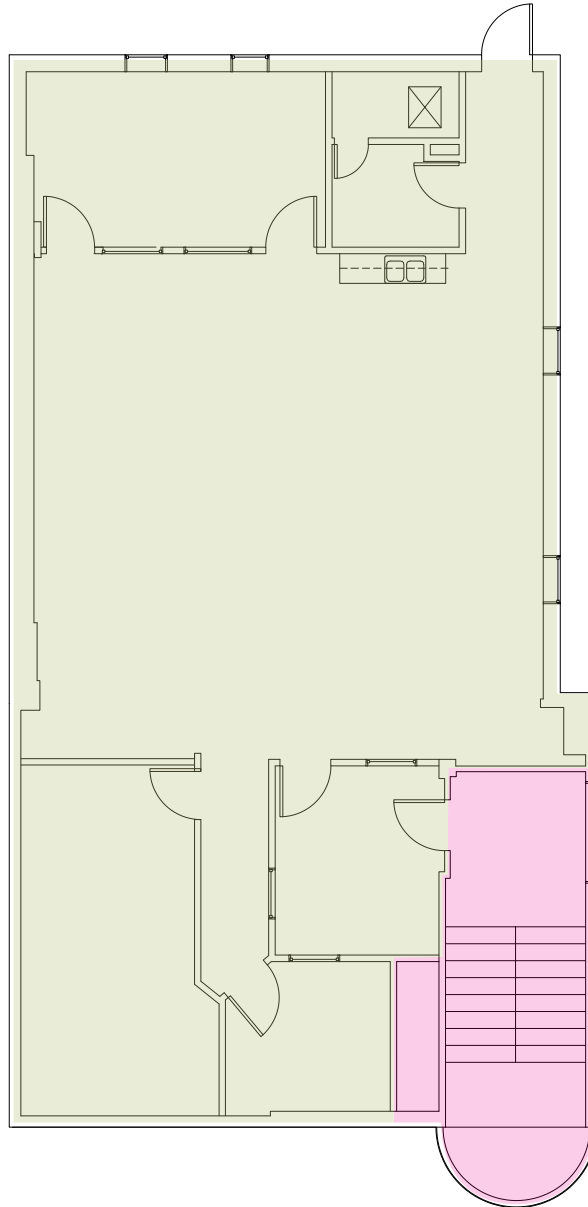
drew@wwreynolds.com

1515 WALNUT STREET, BOULDER, CO 80302

# FLOOR PLAN



LEVEL 2



-  AVAILABLE
-  COMMON AREA

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drew@wwreynolds.com





1515 WALNUT STREET, BOULDER, CO 80302

# LOCATION



## LOCATION NOTES:

Nestled between 15th Street & 16th Street on Walnut, 1515 Walnut provides a nice quiet location just off the beaten path but still within walking distance to all the fantastic amenities available in the Downtown Boulder corridor. Enjoy this well located building, high speed Internet, and access to a rooftop patio with gorgeous flatiron views.

**CHAD HENRY**

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**DREW WEIMAN**

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