

## OFFICE SPACE FOR LEASE

1650 Canyon Blvd, Boulder CO 80302

# THE WILLIAM BUILDING



### ABOUT THE BUILDING

Located on the corner of 17th & Canyon Blvd, The William Building provides a nice location with easy access to all the wonderful amenities that Downtown Boulder has to offer just a short walk or bike ride from your door.

- Up to 7,223 SF available for lease
- Easily divisible to approximately 3,300 SF
- Private parking lot with 7 EV charging stations
- Secure, covered bike storage
- On-site showers
- Outdoor patios
- Great Downtown Boulder Location close to the Pearl Street Mall and RTD Transit Center

**CHAD HENRY**

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**DREW WEIMAN**

drew@wwreynolds.com

THE  
*W.W. Reynolds*  
COMPANIES

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



1650 CANYON BLVD, BOULDER, CO 80302  
**SUITE 100**



**SIZE**

Up to 7,223 SF



**RENT**

Negotiable



**AVAILABLE**

Immediately



**EST. OP EX**

\$19.90 / SF  
(including utilities)

**SPACE NOTES**

7,223 SF first floor office space available for lease. Recently finished with new flooring and cabinets, this space is very flexible and ready to fit the needs of a tenant. Divisible to approximately 3,300 SF.



**CHAD HENRY**

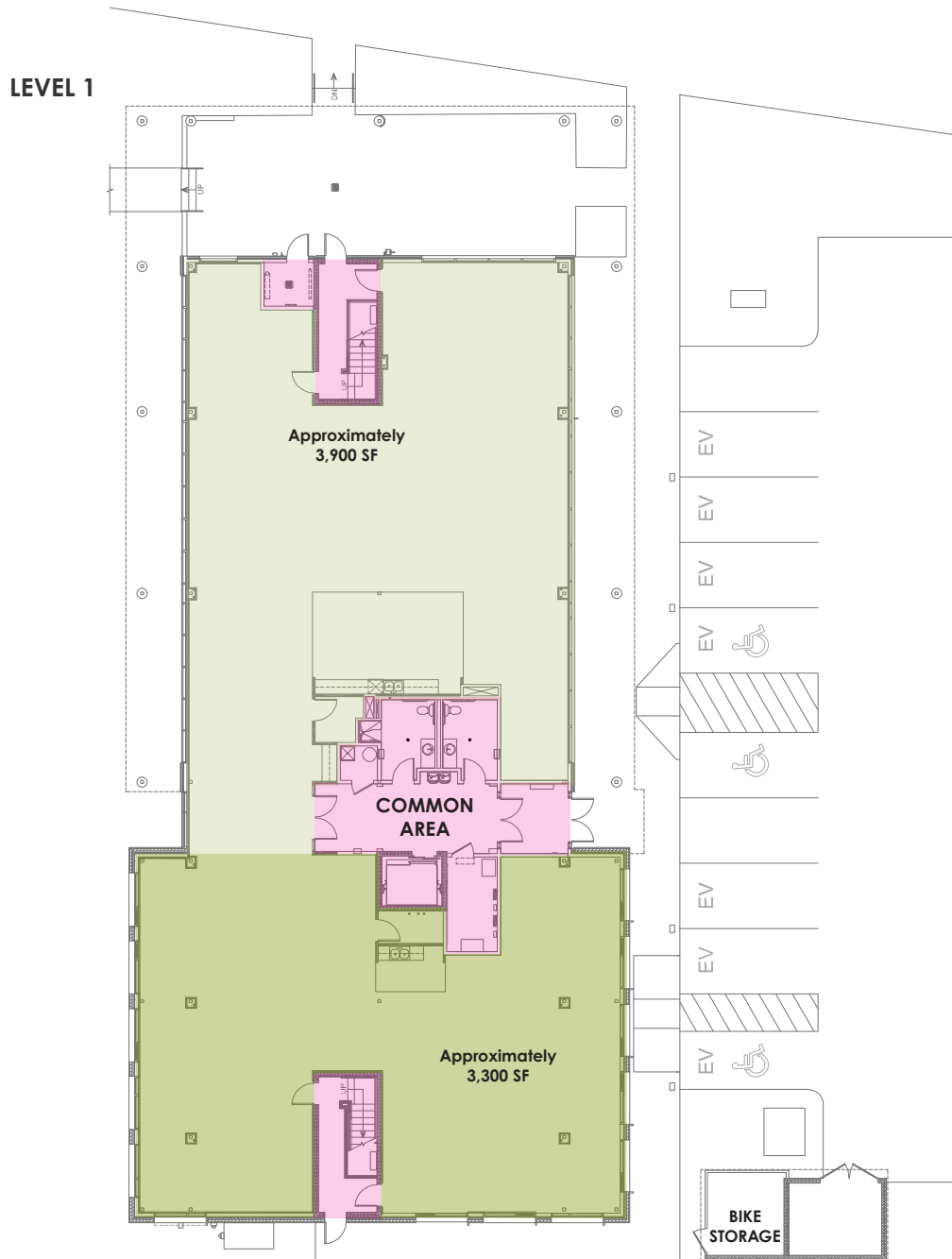
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# FLOOR PLAN



**CHAD HENRY**

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**DOWNTOWN BOULDER**

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### LOCATION NOTES:

Situated on the corner of Canyon & 17th Street, The William Building offers a great location just two blocks off the Historic Pearl Street Mall, near the RTD Transit Center and close to all the amenities that Downtown Boulder offers. Enjoy easy access in and out of town via Canyon Boulevard, a private parking lot with EV charging stations and flatiron views from your outdoor patio.

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