

## OFFICE SPACE FOR LEASE

1800 Broadway, Boulder, CO 80302



# ONE BOULDER PLAZA



### ABOUT THE BUILDING

An upscale mixed-use development in the heart of Downtown Boulder, One Boulder Plaza is spanned across 2 square city blocks and features a full service fitness center, underground parking and 24/7 on-site security.

- Class "A" building
- Great natural light and outdoor courtyards
- Steps away from Pearl Street Mall and RTD Transit Station

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THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687  
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1800 BROADWAY, BOULDER, CO 80302

# SUITE 100



### SIZE

2,165 SF\*



### RENT

\$30.00 NNN



### AVAILABLE

Immediately



### OP EX

\$17.63 / SF

(including utilities)

### SPACE NOTES

Lease suite 100, comprised of 2,165 SF of office space with a front entry, open area, one private office/small meeting space, a small storage room and a kitchen space; \*or combine suites 100 and 105 for up to 3,489 square feet of nice office space with a light and bright open bull pen or conference room area. This space also has direct access to a small outdoor courtyard.



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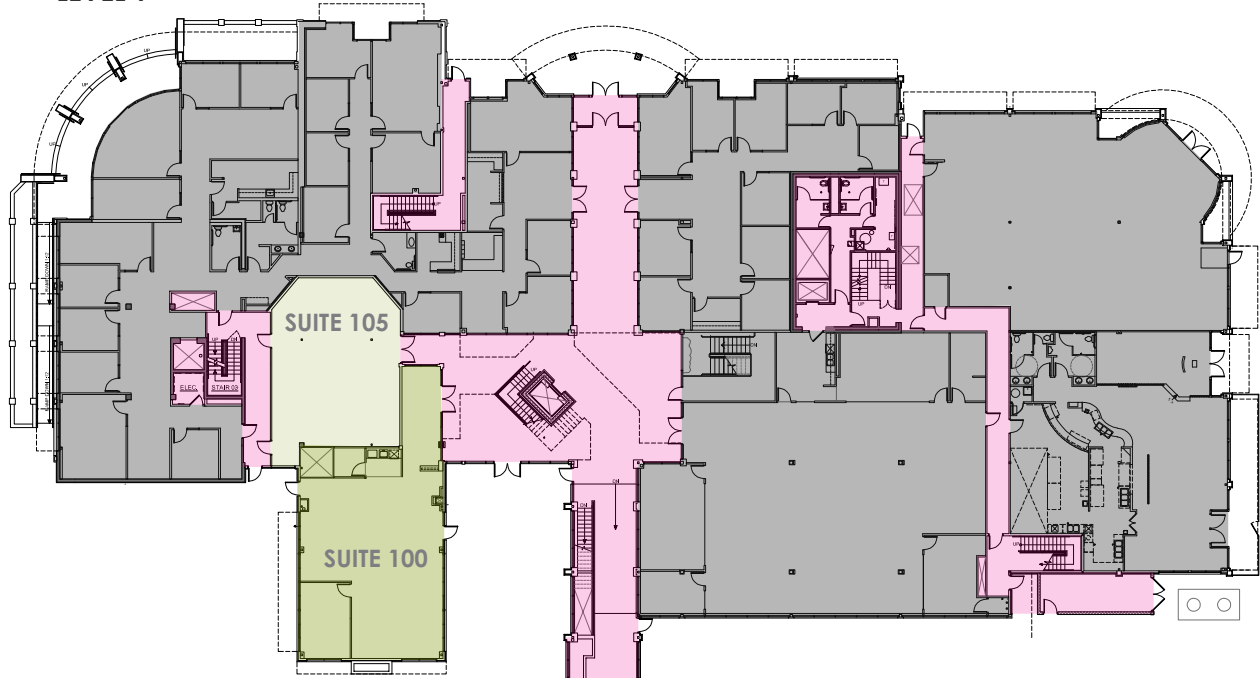
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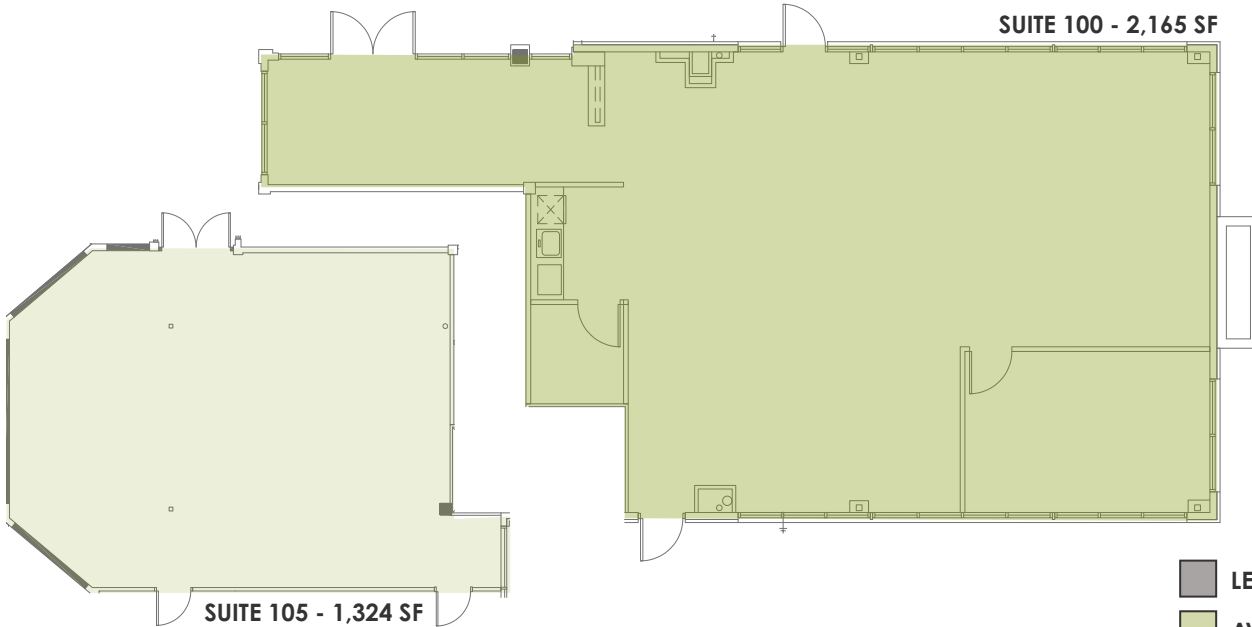
# FLOOR PLAN



LEVEL 1



SUITE 100 - 2,165 SF



SUITE 105 - 1,324 SF

- LEASED
- AVAILABLE
- COMMON AREA

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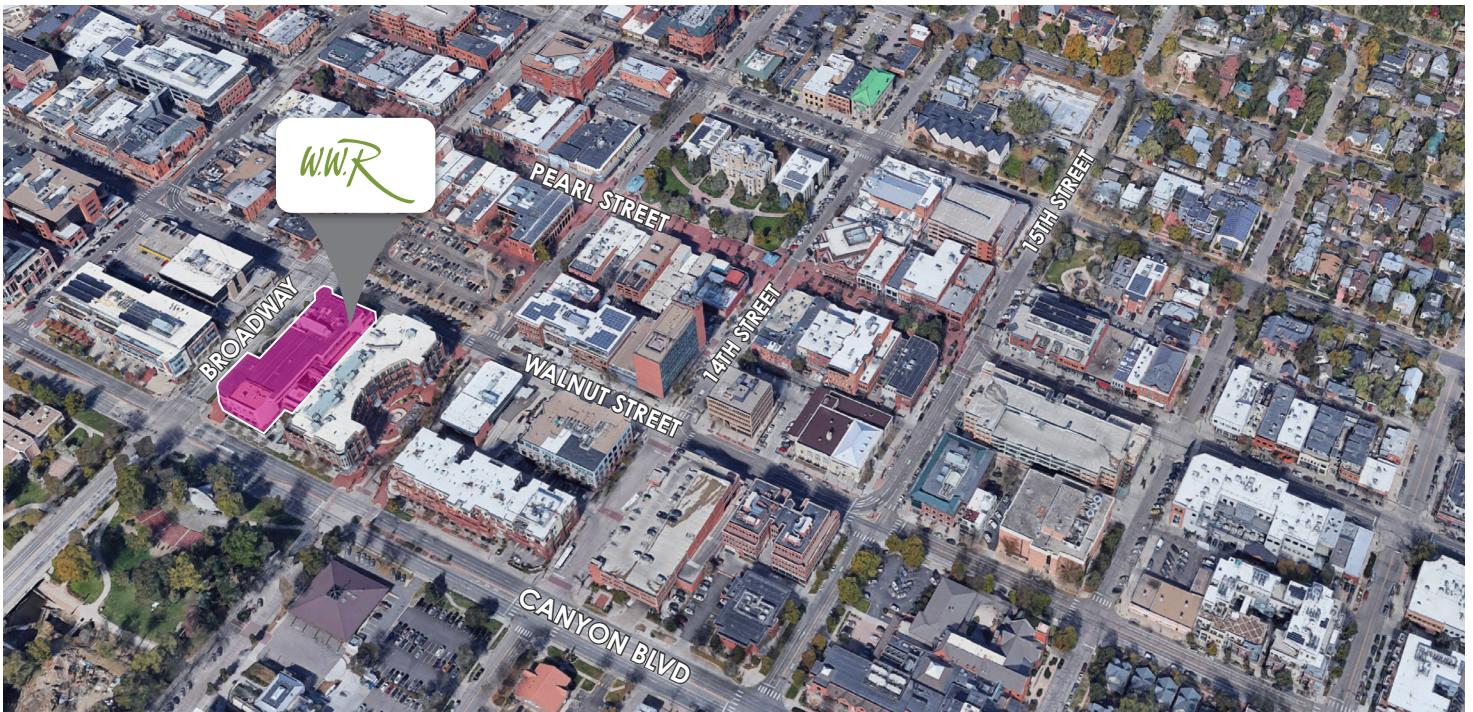
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**LOCATION NOTES:**

Spanning across two square city blocks, One Boulder Plaza offers a Downtown Boulder location second to none. Located just one block off the Historic Pearl Street Mall, near the RTD Transit Center and providing easy access in and out of town via Canyon Boulevard, One Boulder Plaza is the best of all worlds.

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