

## OFFICE SPACE FOR LEASE

1801 13th Street, Boulder, CO 80302



### 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

www.wwreynolds.com



1801 13TH STREET, BOULDER, CO 80302  
**SUITE 304**



**SIZE**  
1,306 SF



**RENT**  
\$30.00 NNN



**AVAILABLE**  
Immediately



**EST. OP EX**  
\$20.14 / SF  
(including utilities)

### SPACE NOTES

1,300 square foot, third floor office suite that features a welcoming front reception desk, conference room, kitchen and two private offices, each with access to its own outdoor balcony. This space overlooks the Plaza, a well maintained outdoor courtyard featuring plenty of seating and a gorgeous outdoor water feature.



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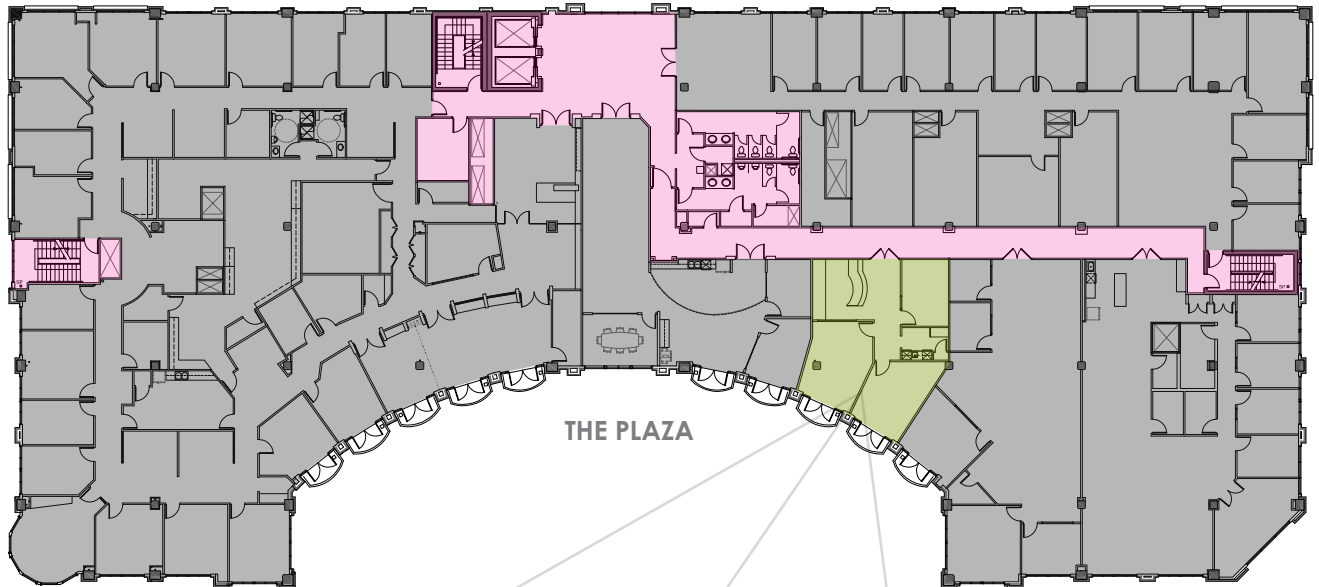


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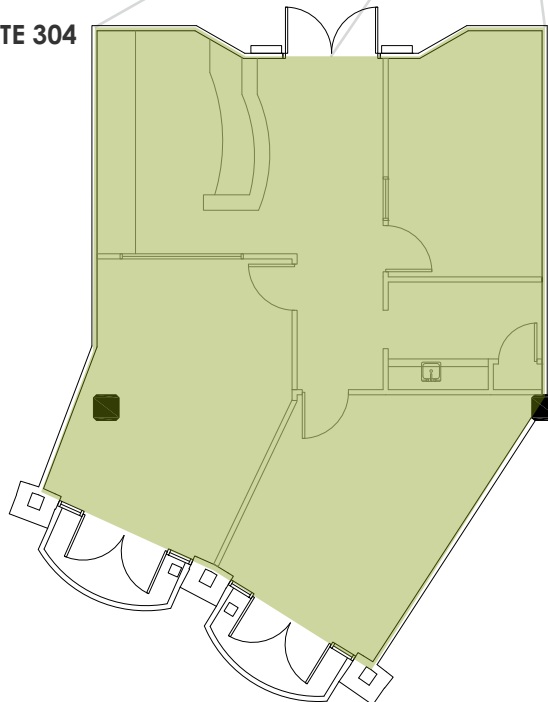
# FLOOR PLAN



## LEVEL 3



### SUITE 304



- LEASED
- AVAILABLE
- COMMON AREA

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**ONE BOULDER PLAZA**

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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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