

FOR LEASE | OFFICE

SIENA SQUARE



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
NNN Expenses:	\$17.78 SF/yr
Building Size:	54,224 SF
Available SF:	400 - 2,782 SF
Year Built:	1891
Renovated:	2020
Zoning:	DT-4

PROPERTY OVERVIEW

Prominently located and highly visible office & retail building located at the southeast corner of Spruce & Broadway in Downtown Boulder. The property is in close proximity to and directly visible from a City of Boulder surface parking lot and a City of Boulder parking garage and advantageously positioned between these parking options and the iconic Boulderado Hotel to the north and the Pearl Street Pedestrian Mall and St. Julien Hotel to the south. The property was beautifully renovated in 2020!

Siena Square features a variety of available office suites ranging in size and layout. These available spaces are in good condition and can be taken immediately as-is or improved to meet any requirement. The building features common showers, bike storage, and seating throughout its stunning five-story atrium.

PROPERTY HIGHLIGHTS

- Prominent downtown location with high visibility to foot & vehicle traffic.
- Located in 'CAGID' district. Tenants are eligible for free RTD Eco-passes and visitor parking validation program.
- 2020 renovations throughout the property just completed!
- In immediate proximity to multiple parking options. City garage parking permits available to tenants.

GEOFFREY KEYS

303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE



GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE



GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

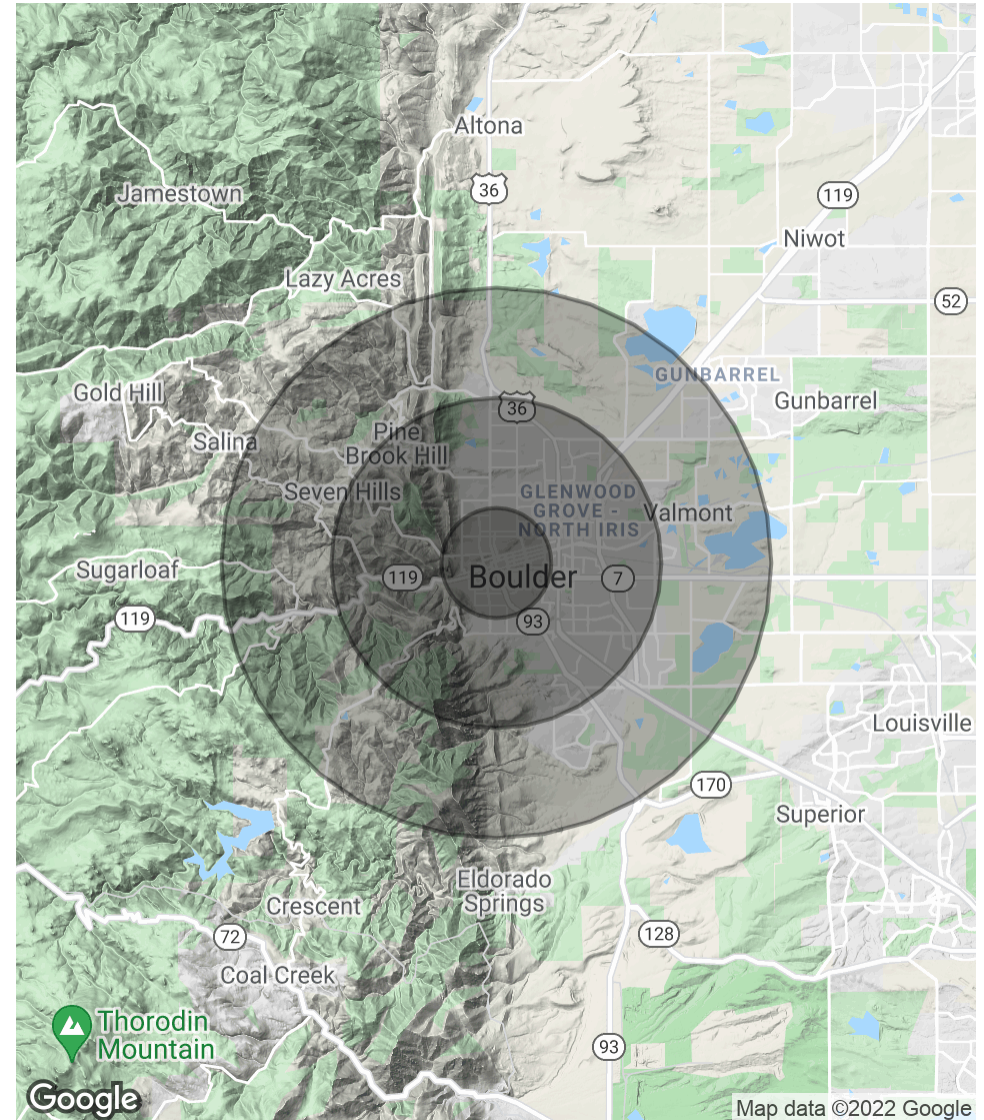
FOR LEASE | OFFICE

SIENA SQUARE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,959	87,056	122,420
Average age	28.5	30.5	32.0
Average age (Male)	27.8	29.6	31.0
Average age (Female)	28.9	31.4	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,105	37,045	51,603
# of persons per HH	2.3	2.4	2.4
Average HH income	\$76,016	\$75,169	\$80,125
Average house value	\$554,843	\$587,793	\$549,593

* Demographic data derived from 2010 US Census



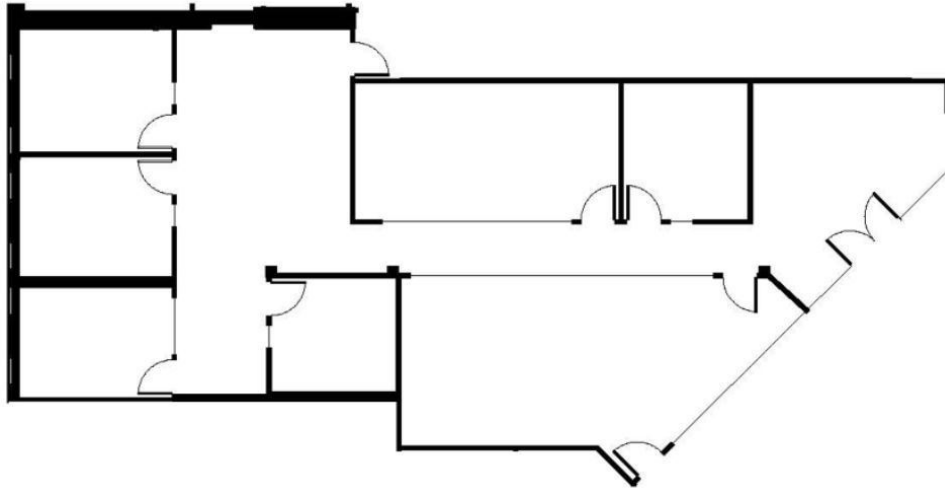
GEOFFREY KEYS

303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE - SUITE 200 (2,782 RSF)

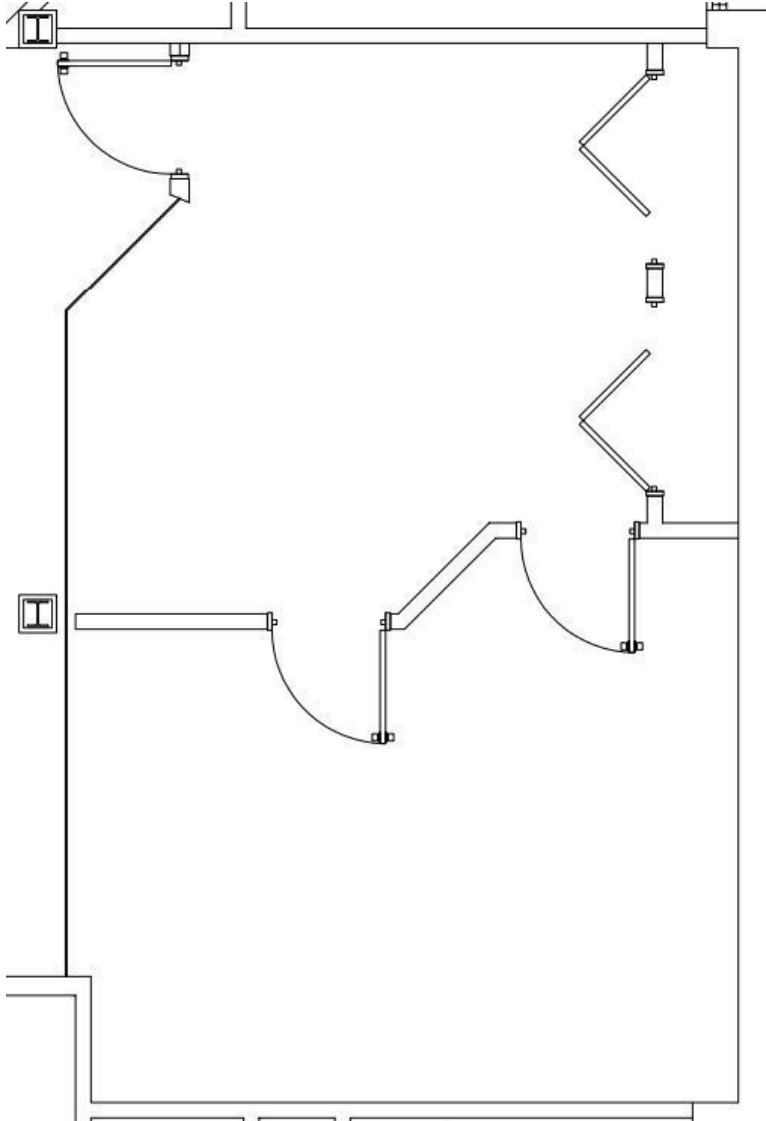


GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE - SUITE 270 (596 RSF)

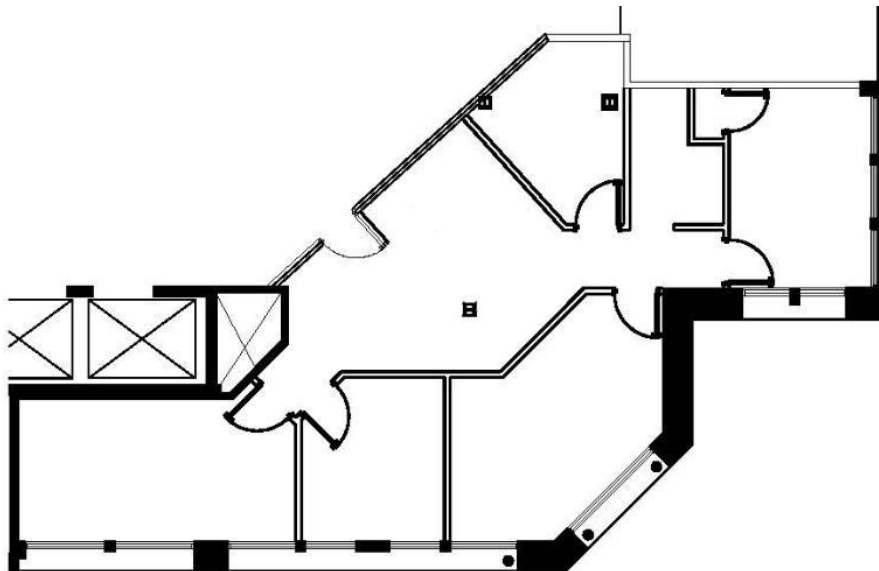


GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE - SUITE 280 (1,326 RSF)

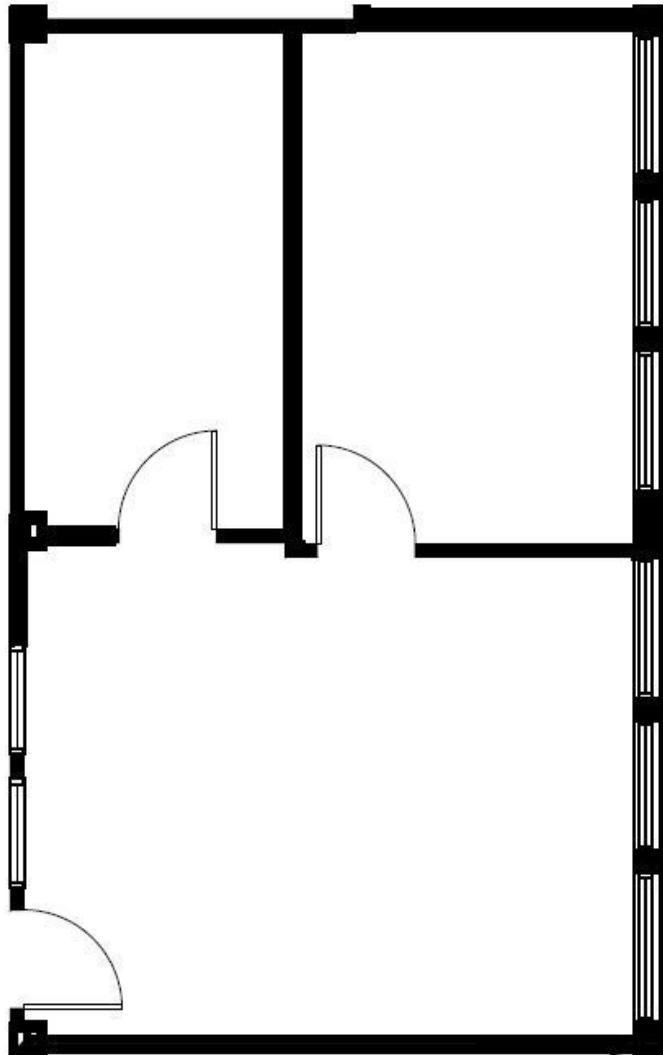


GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE - SUITE 360 (752 RSF)

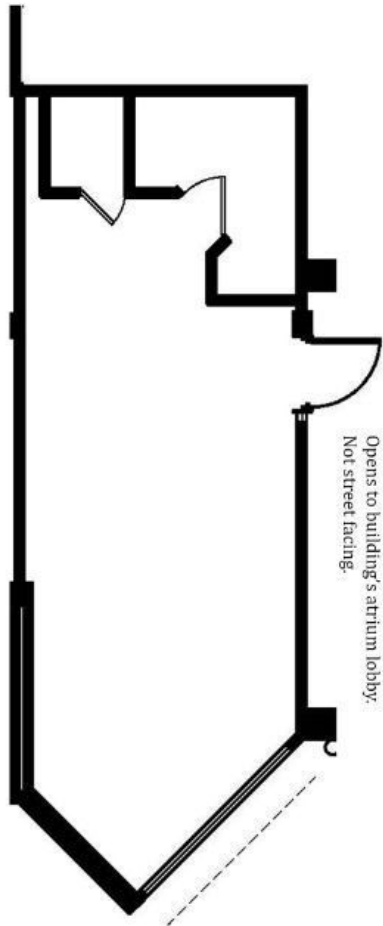


GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302

FOR LEASE | OFFICE

SIENA SQUARE - SUITE 101 (400 RSF)



GEOFFREY KEYS
303.447.2700
gkeys@skye-cre.com

2060 BROADWAY | BOULDER, CO 80302