



SMALL OFFICE SPACE FOR LEASE

1525 SPRUCE STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Fantastic location in the heart of Boulder. This is a three-floor office building designed to let all the natural light stream in. On-site covered parking in downtown Boulder?? Yes, please. When you need a break - there is an outdoor sitting area, or take a walk or ride on the trails nearby, and then you can freshen up in the common area shower and get back to building your business. Operable windows will also allow you to let in that fresh air. Hungry? Snooze, Illegal Pete's, Organic Sandwich Company - all just 2 blocks away... oh, and everything the Pearl Street Mall has to offer is only a 2-minute walk from your door.

- Small office space
- Sought after location
- Near Pearl Street Mall
- On-site common shower
- Near bus routes
- Near many amenities

Suite 301	354 RSF
Available	Immediately
Lease Rate	Negotiable
Parking	1 Assigned covered parking space for \$100/month
Zoning	RH-2

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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PROPERTY PHOTOS



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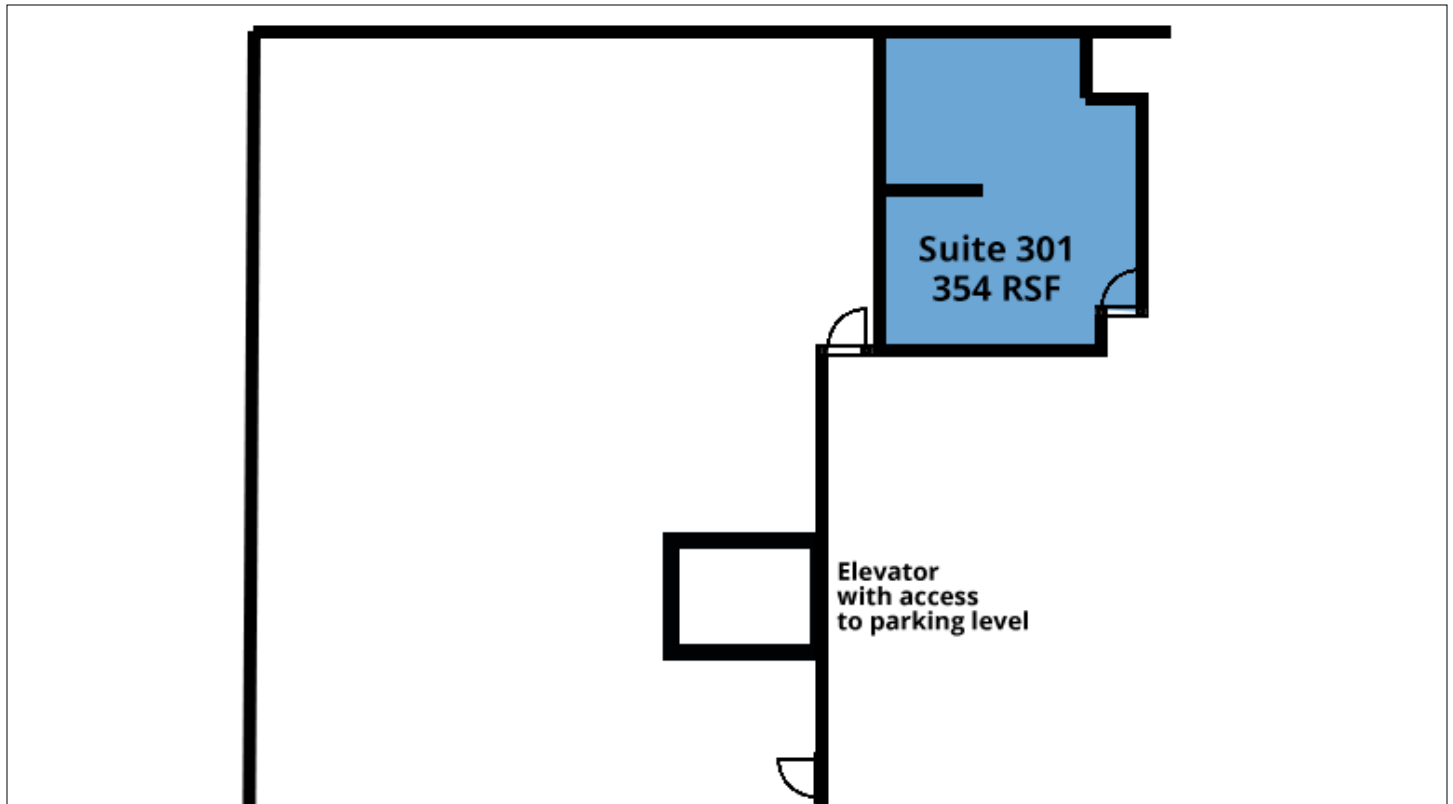
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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