



DOWNTOWN BOULDER OFFICE FOR LEASE

1244 PINE STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Recently renovated office space in Downtown Boulder available for lease.

The space consists of 3 private offices, reception/waiting area, restroom, high-end shared kitchen and shared outdoor patio. There are high-quality finishes throughout, including renovated hardwood floors and large bay windows that provide abundant natural light. Flexible timing as the current lease is in place through 2/28/22, but the tenant can vacate sooner to allow for an immediate occupancy. Basement storage available, as well as two on-site parking spaces for \$150/space/month. Perfect for all types of office users!

- Excellent Downtown Boulder location
- On-site parking
- Large bay windows
- Storage available
- Hardwood flooring

First Floor	1,050 RSF
Available	Immediately
Lease Rate	\$29.00/RSF NNN
Expenses (Est)	\$17.50/RSF (includes utilities)
Parking	2 spaces at \$150/space/month
Zoning	BT-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.

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OFFICE SPACE FOR LEASE

1244 PINE STREET, BOULDER, CO 80301

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PROPERTY PHOTOS



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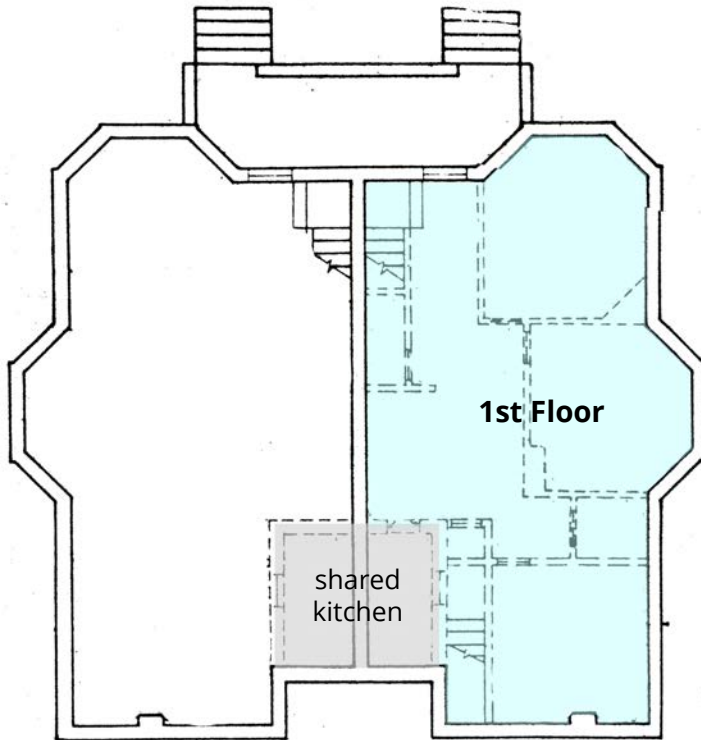
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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