



## DOWNTOWN OFFICE SPACE FOR LEASE

2005 10TH STREET  
BOULDER, CO 80302

### PROPERTY HIGHLIGHTS

**Take advantage of being right around the corner from Pearl Street Mall without the Pearl Street rates!** But don't panic: the space itself makes no compromises. This inviting and updated two-level office suite is lined with non-stop windows on all sides. It features a blend of open spaces, private offices and a fully loaded kitchenette, but the crown jewel is the suite's private outdoor workspace with million-dollar views of the Flatirons. Maybe we're bragging a bit, but you'll understand once you come see it yourself.

- Outstanding Flatiron views
- Large conference room
- Two level space
- Outdoor patio
- Open workspace
- Near RTD transit
- Close proximity to Pearl Street Mall
- Two kitchenettes

<b>Suites C &amp; D</b>	1,794 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	Negotiable
<b>Expenses (Est)</b>	\$19.87/RSF (2021 Estimate)
<b>Zoning</b>	DT-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

**Scott Crabtree, MBA LEED®AP**  
Broker Associate  
303.449.2131 ext 125  
crabtree@coloradogroup.com

**Liz Amaro**  
Broker Associate  
303.449.2131 ext 136  
liz@coloradogroup.com

**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

# OFFICE SPACE FOR LEASE

2005 10TH STREET, BOULDER, CO 80302

Colorado  
Group

## PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

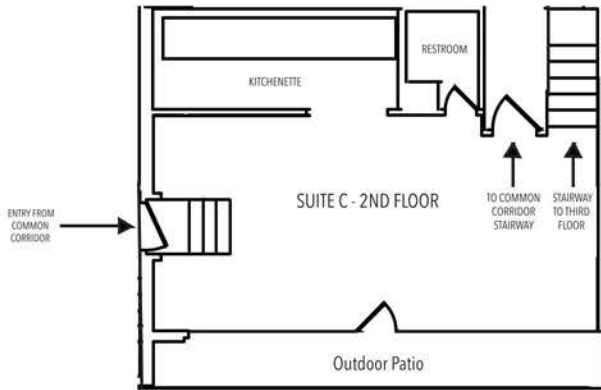
\* For a complete disclaimer, please see page one of this brochure.

# OFFICE SPACE FOR LEASE

2005 10TH STREET, BOULDER, CO 80302

# Colorado Group

## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

