



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.

- Units C & D can be leased together or separately
- Outstanding Flatiron views
- Large conference room
- Two level space
- Outdoor patio
- Open workspace
- Near RTD transit
- Close proximity to Pearl Street Mall
- Two kitchenettes

Suites C & D	1,758 RSF
Suite C	804 RSF
Suite D	954 RSF
Available	Immediately
Lease Rate	Negotiable
Expenses (Est)	\$19.87/RSF (2021 Estimate)
Zoning	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. Licensed in the State of Colorado.

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

A property of:



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

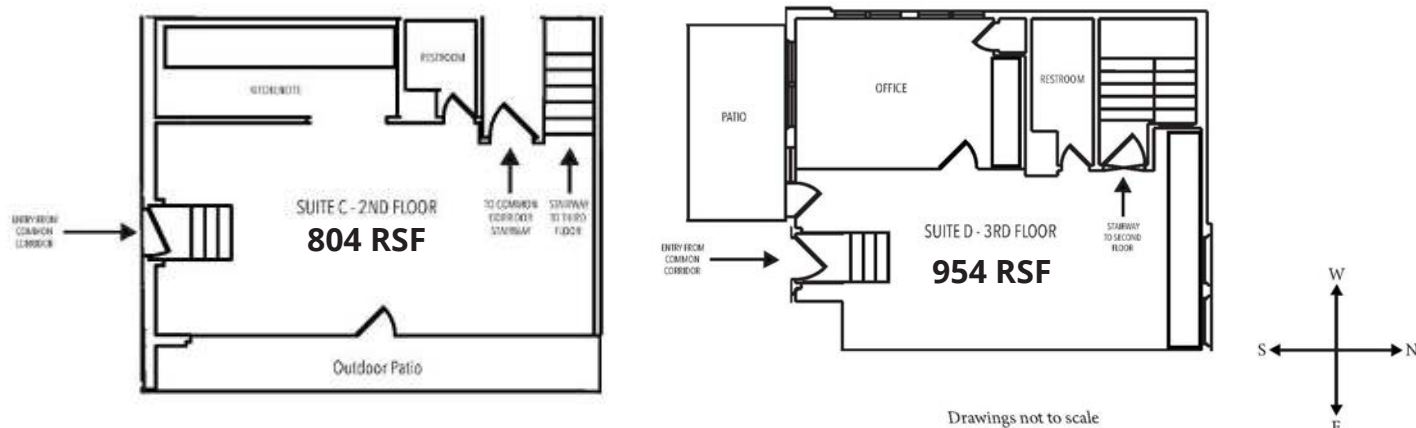
* For a complete disclaimer, please see page one of this brochure.

OFFICE SPACE FOR LEASE

2005 10TH STREET, BOULDER, CO 80302

Colorado Group

PROPERTY FLOOR PLAN



PROPERTY LOCATION

