



## CENTRAL BOULDER OFFICE FOR LEASE

2503 WALNUT STREET  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

#### 2503 Walnut is located in the heart of Boulder.

Close to many amenities and hotels. The Pearl Street mall and 29th Street mall are within a short distance. Elevator service, common area bathrooms and on-site parking. Professional image. This property is also zoned for medial tenants.

- Central Boulder location
- On-site parking
- Sprinklered
- Near bus route
- Near restaurants
- Beautiful views

<b>Suite 100</b>	1,375 RSF
<b>Suite 301</b>	1,663 RSF
<b>Lease Rate</b>	Negotiable plus NNN
<b>Expenses (Est)</b>	\$14.00/RSF

\*Broker owned property

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

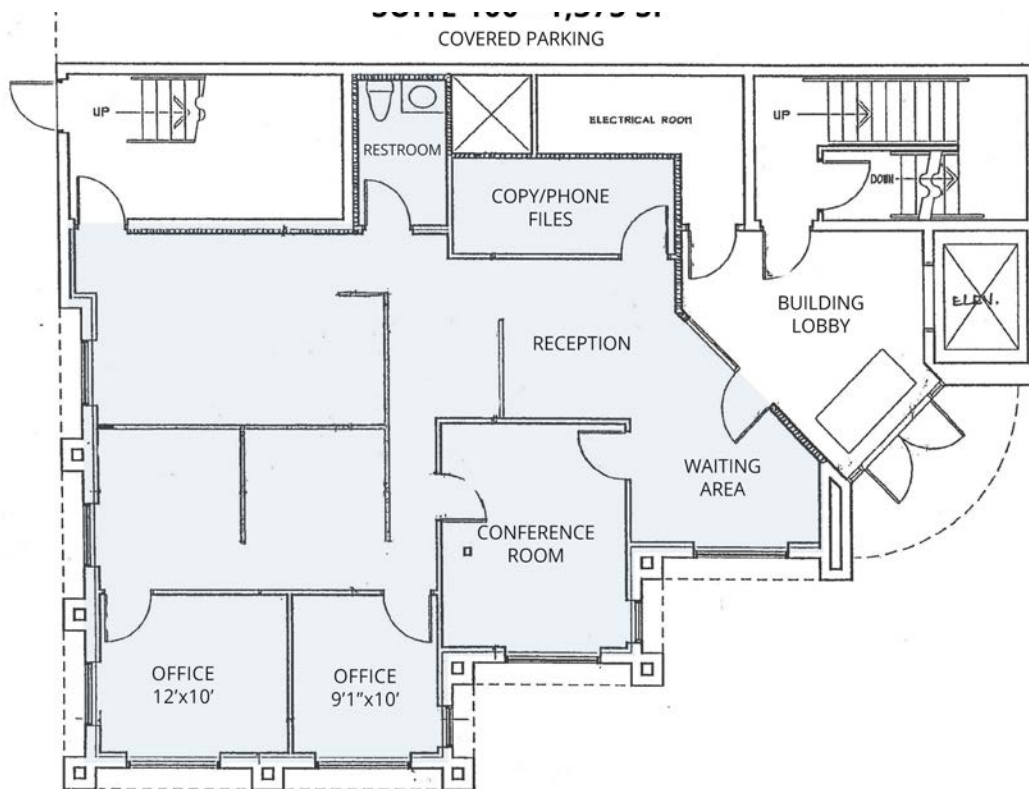
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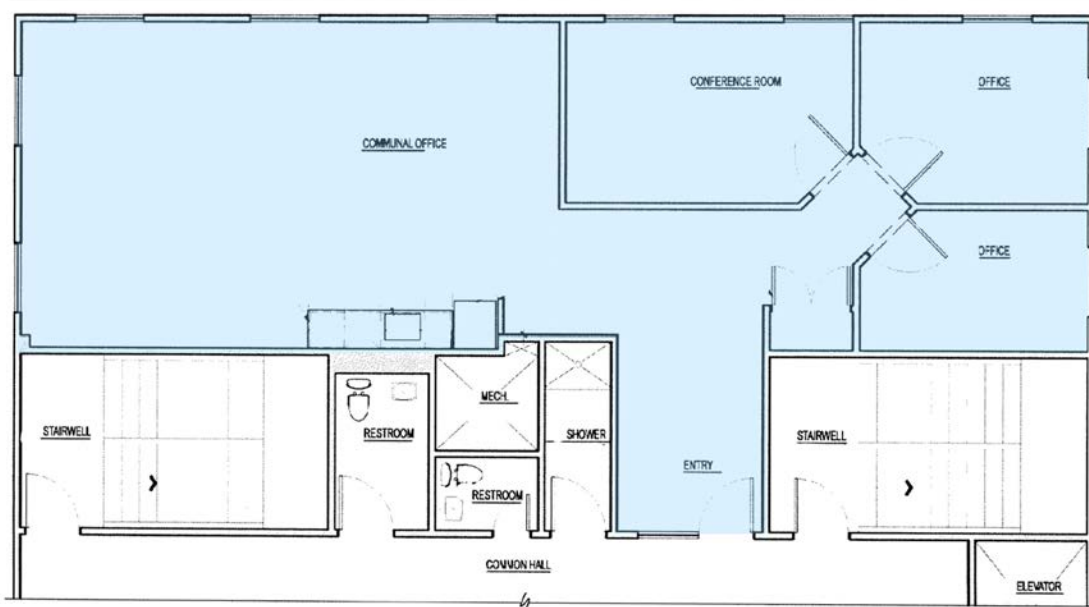
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

PROPERTY FLOOR PLAN

SUITE 100



SUITE 301



# CENTRAL BOULDER OFFICE SPACE FOR LEASE

2503 WALNUT STREET, BOULDER, CO 80301

Colorado  
Group

## PROPERTY LOCATION

**NATURAL GROCERS** good4u | **FedEx**

**HAZEL'S BEVERAGE WORLD** | **SNARF'S Sandwiches** | **STARBUCKS COFFEE**

Bluff St, 21st St, 22nd St, Pine St, 23rd St, 24th Pl, Pearl St, Spruce St, Whittier Elementary School, Boulder and White Rock Ditch, Boulder and Left Hand Ditch, Canyon Park, Canyon Blvd, 19th St, 21st St, Goss Cir W, Goss Cir E, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, Highway 36, Highway 119, Highway 110, CROSSROADS, Twenty Ninth Street Mall

**KREI CO-OP Office DEPOT** | **EMBASSY SUITES by Hilton** | **Hilton Garden Inn** | **Residence Inn by Marriott** | **COST PLUS WORLD MARKET** | **the Village Shopping Center**



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.