



OFFICE / RETAIL SPACE FOR LEASE

1725 WALNUT STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Downtown Boulder office/retail space for lease. Budget rates and short term leases. Entire building available. Steps from a variety of restaurants, bus route, and shopping. Suite A features a south facing, sunny office buildout. Suite B was previously a fitness studio and has access to a loading area with a roll-up door. Free, on-site parking! Frontage on Walnut Street with monument signage. Zoning allows for a wide variety of uses.

- Prime Downtown Boulder Location
- Short-term Leases
- Budget Oriented Lease Rates
- Free, On-site Parking
- Available immediately

	Size	Lease Rate
Suite A	3,006 SF	\$12.75/SF NNN
Suite B	4,194 SF	\$11.75/SF NNN
Available	7,200 SF (Entire building)	\$12.25/SF NNN
Operating Expenses	\$11.75/SF (2021 est)	

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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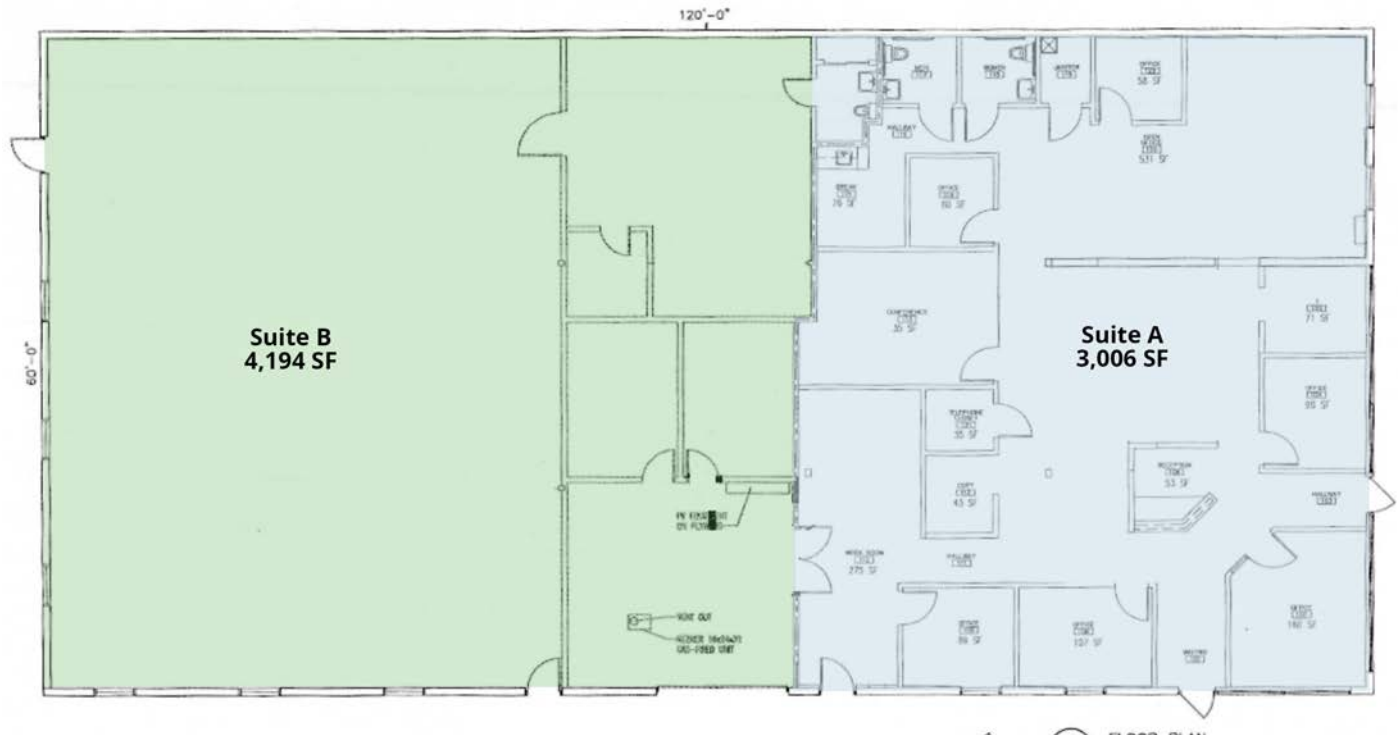
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SHORT-TERM, BUDGET OFFICE SPACE FOR LEASE

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PROPERTY FLOOR PLAN



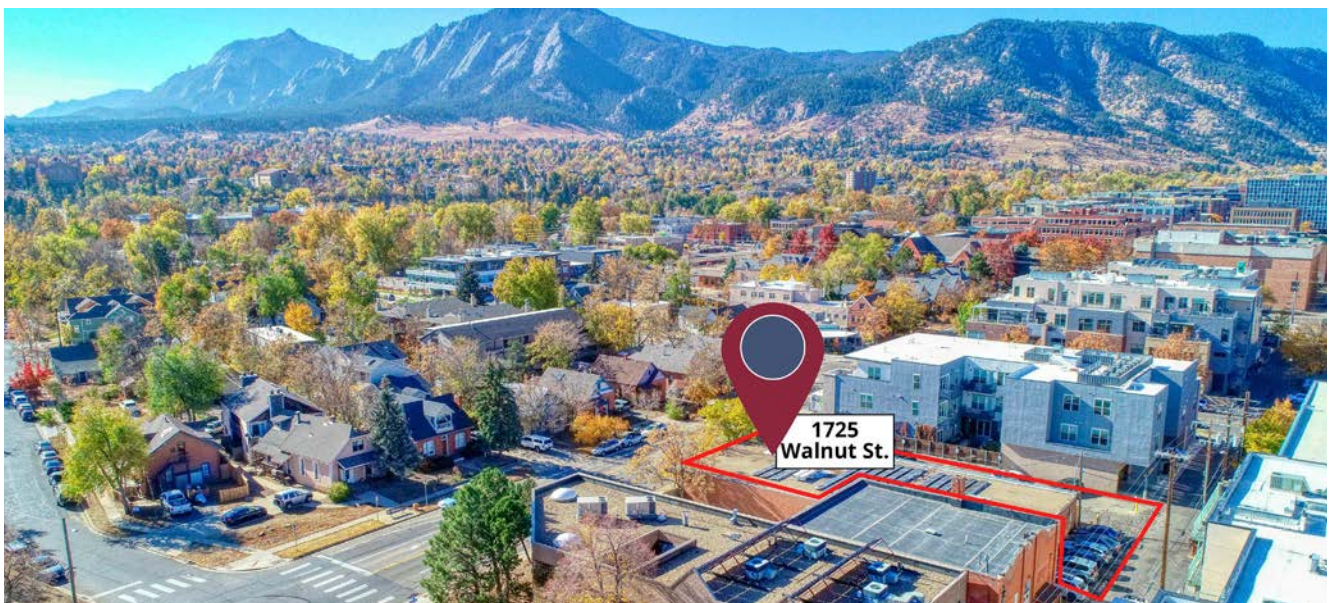
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* For a complete disclaimer, please see page one of this brochure.

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PROPERTY LOCATION



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