



## ELEGANT OFFICE SPACE FOR LEASE

2118-2120 13TH STREET  
BOULDER, CO 80302

### PROPERTY HIGHLIGHTS

**Something about this space makes us feel...distinguished.** Perhaps it's the exposed brick and historic charm. Maybe it's the mix of modern yet tasteful finishes. Or the stately fireplace with emerald green gloss tiles. Whatever the reason, this large two-story office exudes a welcoming and professional atmosphere, offering a blend of open workspace and private offices. It is a short walk to Pearl Street Mall and includes 10 off-site parking spaces. This charmer is one of a kind and will go fast, so give us a call if you have an interest.

- Located in downtown Boulder
- Large office space
- Recently updated
- Short walk to Pearl Street Mall
- 12 large private offices
- Great natural light
- Reception & private offices
- 3 conference rooms
- 10 off-site parking spaces

<b>Suite A</b>	4,850 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	Negotiable
<b>Expenses (NNN)</b>	\$26.23/RSF (2022 Est.)
<b>Parking</b>	10 Off-site spaces w/ additional options *At market rate
<b>Zoning</b>	DT-3

### CONTACT US

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**The Colorado Group, Inc**  
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A property of:



**CONSCIENCE BAY**  
C O M P A N Y

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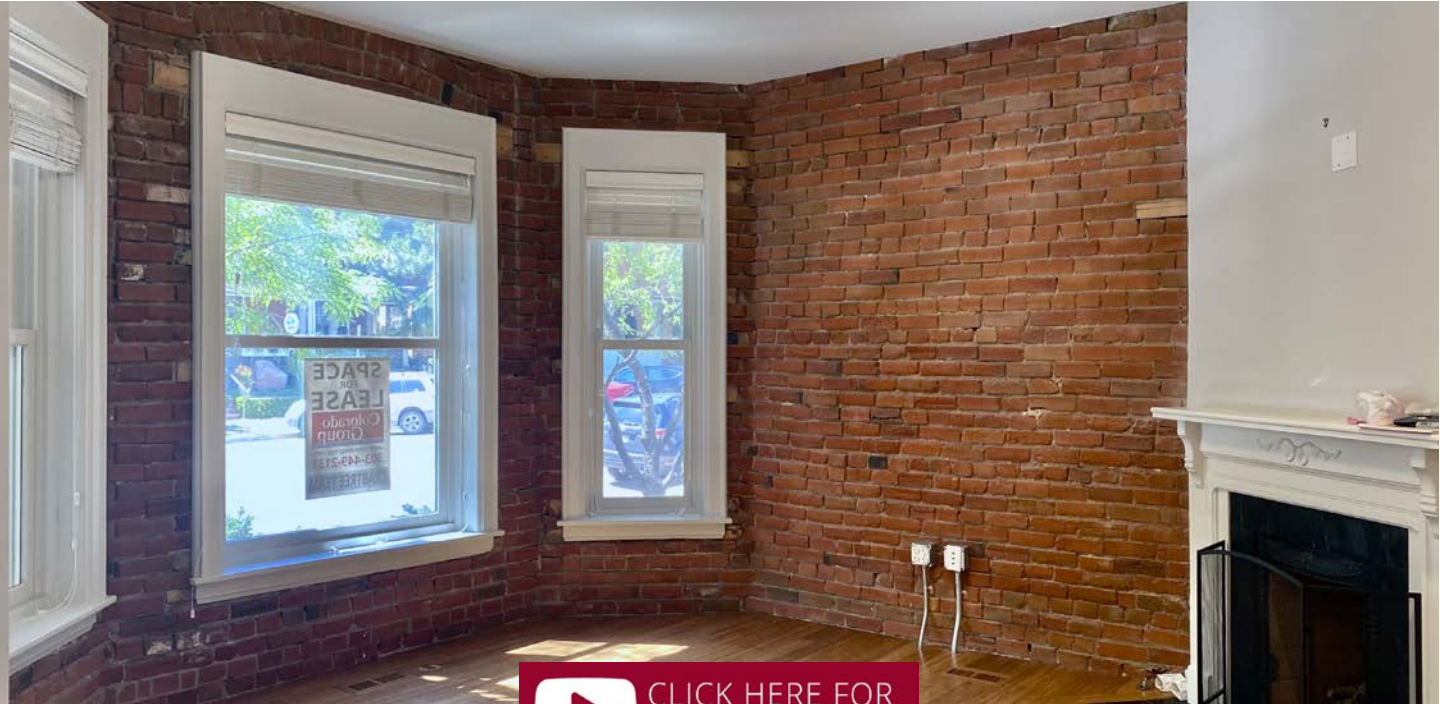


# OFFICE SPACE FOR SALE

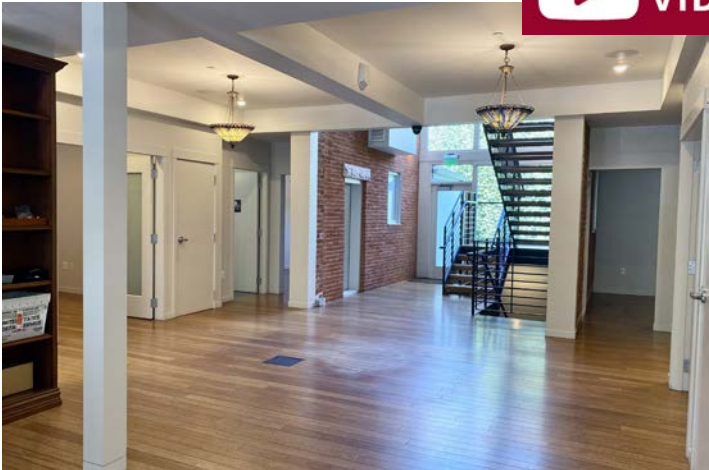
2118-2120 13TH STREET, BOULDER, CO 80302

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## PROPERTY PHOTOS



 [CLICK HERE FOR VIDEO TOUR](#)



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



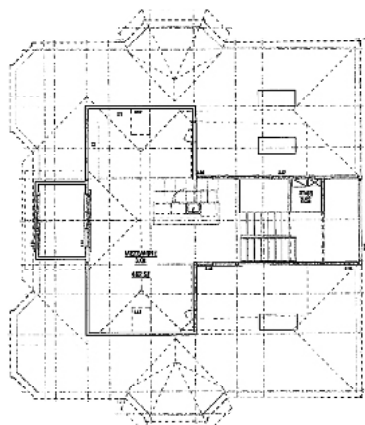
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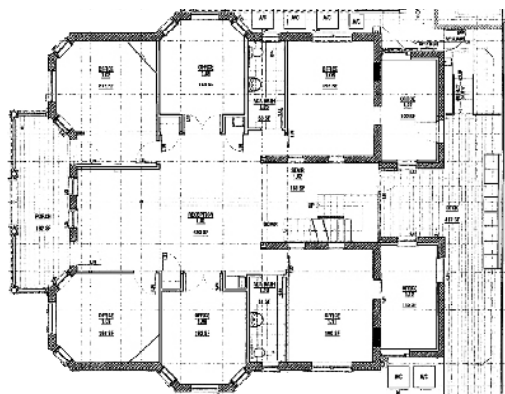
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## PROPERTY FLOOR PLAN

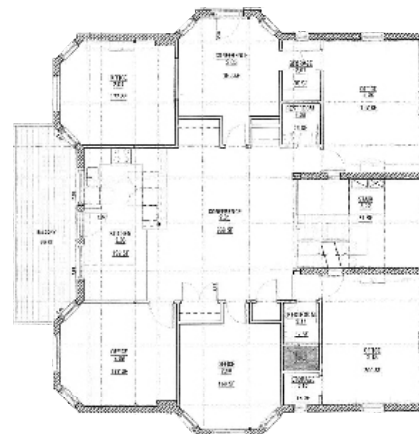
MEZZANINE



FIRST FLOOR



SECOND FLOOR



## PROPERTY LOCATION

