



## CENTRAL BOULDER OFFICE FOR LEASE

2501 WALNUT STREET  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

#### 2501 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. In suite bathrooms and on-site parking. Professional image. This property is also zoned for medial tenants. Currently used for therapy offices.

- Central Boulder location
- Sprinklered
- Near restaurants
- Near bus route
- 19 unassigned parking spaces on-site
- Easy access to 29th Street & Pearl Street Malls

<b>Suite 100</b>	4,318 RSF
<b>Lease Rate</b>	Negotiable plus NNN
<b>Expenses (Est)</b>	\$13.09/RSF (+utilities)
<b>Available</b>	Immediately

\*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. Licensed in the State of Colorado.

### CONTACT US

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**The Colorado Group, Inc**  
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## PROPERTY FLOOR PLAN SUITE 100



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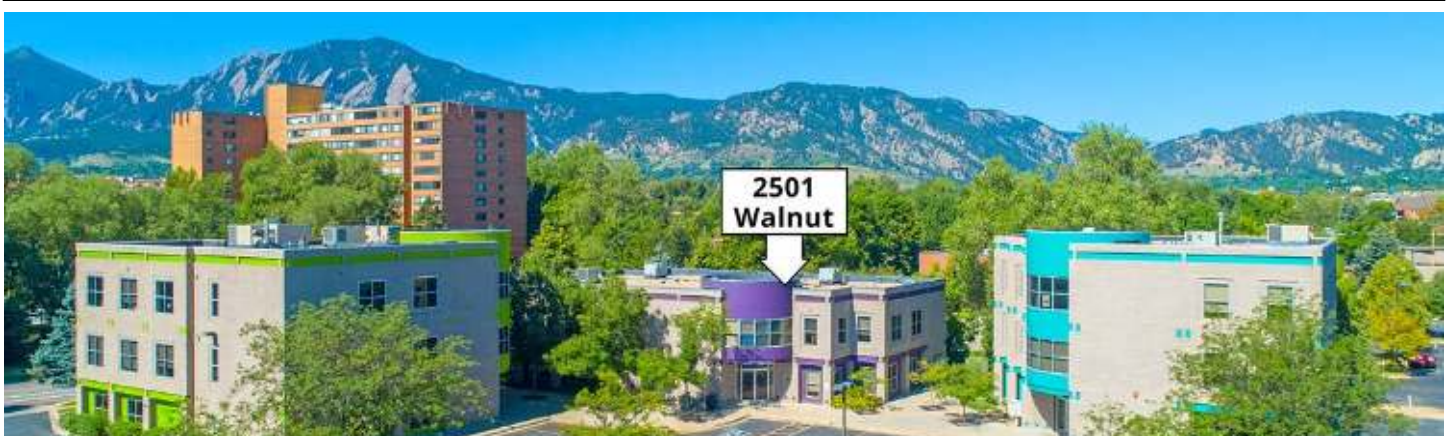
\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY LOCATION



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