



## BOULDER OFFICE SPACE FOR SUBLEASE

1600 CANYON BLVD  
BOULDER, CO 80302

### PROPERTY HIGHLIGHTS

**Premium contemporary office space offering best-in-class services and amenities surrounding you!** Open layout, exposed ceilings... and only two blocks from the Downtown Boulder Bus Station, giving you easy access to all Boulder has to offer. This building has recently been updated inside and out - including energy-efficient windows and modern restrooms. This location is one of the most walkable neighborhoods in Boulder. You'll also have excellent visibility for all the traffic on Canyon Blvd. It's just what your business needs!

- 3 Private offices/open space
- Kitchen
- Partially furnished
- Updated finishes
- Near outdoor experiences like bike paths and walking trails
- Near restaurants, shopping & amenities
- Near bus route

<b>Available SF</b>	2,870 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$32.00/RSF NNN
<b>Expenses (Est)</b>	\$14.00/RSF
<b>Lease Term</b>	Sublease through 3/31/2025
<b>Parking</b>	8-10 On-site shared spaces

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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Colorado  
Group

## PROPERTY PHOTOS



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.

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## PROPERTY FLOOR PLAN



1 A - Main Level Furniture Plan

## PROPERTY LOCATION



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