

## DOWNTOWN BOULDER OFFICE FOR SUBLEASE

1301 CANYON, SUITE 224  
BOULDER, CO 80302



## PROPERTY HIGHLIGHTS

**New venture or company growth? This is a hot spot in Boulder!** Steps from the infamous Pearl Street Pedestrian Mall and sitting on the corner of busy Canyon & 13th Street. All the amenities you could want are within walking distance and next to the bus station for quick access to all of Boulder!

Suite 224 has great views of the Flatirons, and looks down onto a fountain courtyard. The space is an excellent mix of open and private office spaces - with conference rooms, a kitchen, and a balcony.

- Short term sublease-furniture available
- Below market lease rate
- Walking distance to Pearl Street
- Open floorplan, kitchen and balcony

<b>Suite 224</b>	4,324 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$12.00 - \$14.00/RSF NNN
<b>Expenses (Est 2022)</b>	\$20.81/RSF includes utilities & janitorial
<b>Sublease Term</b>	Through 10/1/2025

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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## 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



## PROPERTY LOCATION



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