



DOWNTOWN OFFICE SPACE FOR LEASE

1743 WALNUT STREET
BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Rarely available office space at 1743 Walnut Street in Downtown Boulder! Great location, only two blocks from the famed Pearl Street Pedestrian Mall. In addition, it is within walking distance to both the University of Colorado to the south and the Google campus to the east. Located within the City of Boulder CAGID district, tenants qualify for the RTD EcoPass.

- Short-term lease opportunities
- Walking distance to amenities & restaurants
- Suite 1 features 18' high atrium
- RTD EcoPass

Suite 1	3,330 RSF
Suite 2	3,480 RSF
Suite 4	1,660 RSF
Available	Suite 1: 30 Days Suite 2: 120 Days Suite 4: 30 Days
Lease Rate	\$25.00/RSF NNN
Expenses (Est)	\$16.25/RSF
Parking	On-site

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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DOWNTOWN BOULDER OFFICE SPACE FOR LEASE Colorado Group

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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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