



DOWNTOWN OFFICE SPACE ON SPRUCE  
**FOR LEASE**  
 1215 SPRUCE ST, BOULDER, CO 80302

## PROPERTY HIGHLIGHTS

**Lease an iconic Boulder commercial space just one block from Pearl Street Mall in the architecturally renowned, LEED Platinum-Certified 1215 Spruce building.** This historic Boulder property features expansive Flatiron views, abundant natural light, and flexible workspace options including private offices, shared workspaces, and larger suites ideal for wellness, medical, aesthetic and professional service tenants. Home to the famous Frank Shorter Olympic mural, the building offers premium amenities such as conference rooms, a yoga studio, and secure bike storage. 1215 Spruce attracts Boulder's wellness-focused, high-quality demographic, with curated tenants like Ikigai Wellness, Boulder Plastic Surgery, Four Seasons Skin Care, Ember Salon, and Lazzaro Medical. Steps from award-winning restaurants, boutique retail, and outdoor recreation, it's the perfect balance of Boulder lifestyle and professional productivity.

-  Near Bike Path
-  On Bus Route
-  Near Restaurants
-  Flatiron Views
-  Eco-Friendly HVAC System
-  LEED Platinum Certified
-  Shower/Locker Room
-  Indoor Bike Storage
-  Shared Yoga Room

<b>Suite 101 Timing</b>	1,982 RSF 5/1/26
<b>Suite 200 Timing</b>	3,397 RSF Immediately
<b>Suite 201 Timing</b>	4,145 RSF Immediately
<b>Total Office Space</b>	9,524 SF
<b>Lease Rate</b>	Negotiable NNN
<b>Expenses (Est)</b>	\$21.89/RSF NNN Utilities Included
<b>Parking</b>	1:1,000 SF Additional parking options available
<b>Zoning</b>	DT-4



## FOR MORE INFORMATION

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## SUITE 200 PHOTOS



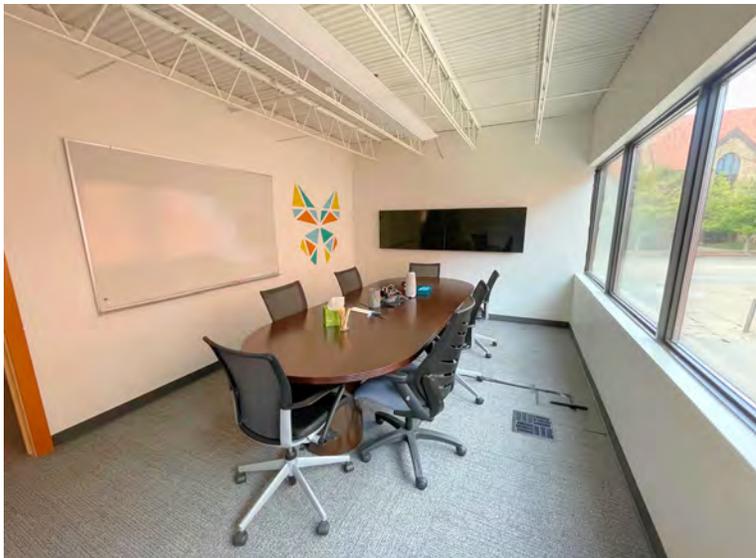
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## SUITE 201 PHOTOS



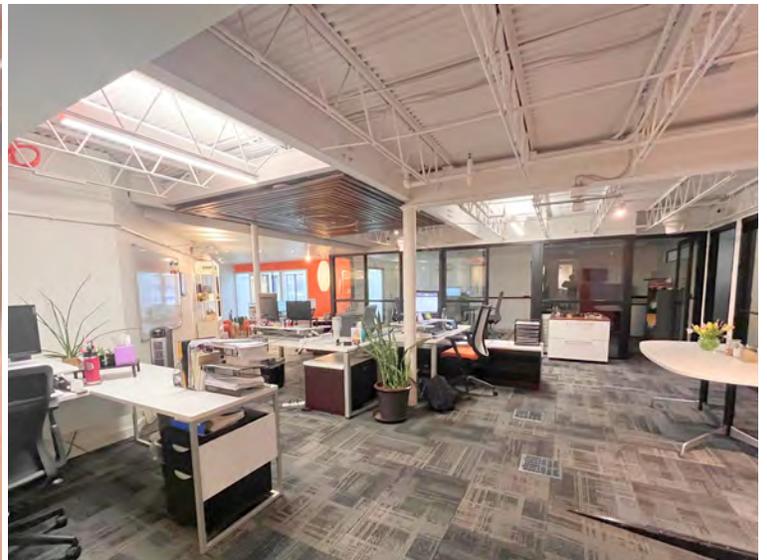
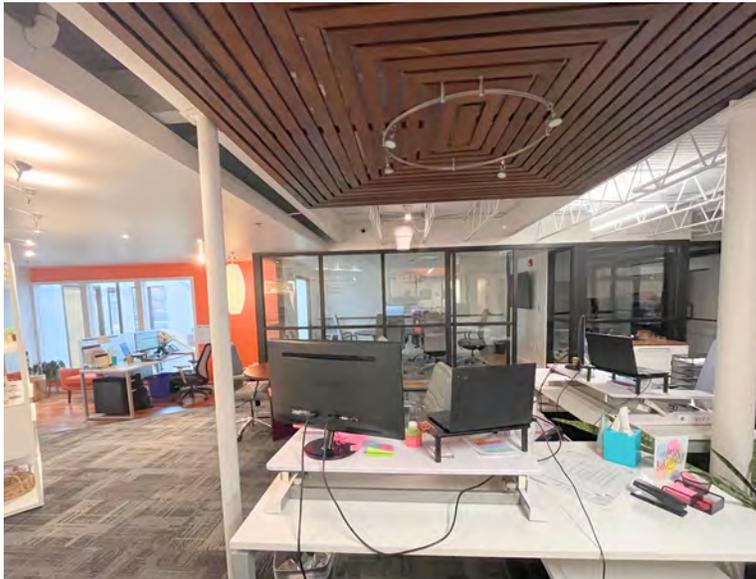
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## SUITE 101 PHOTOS



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## BUILDING AMENITIES PHOTOS



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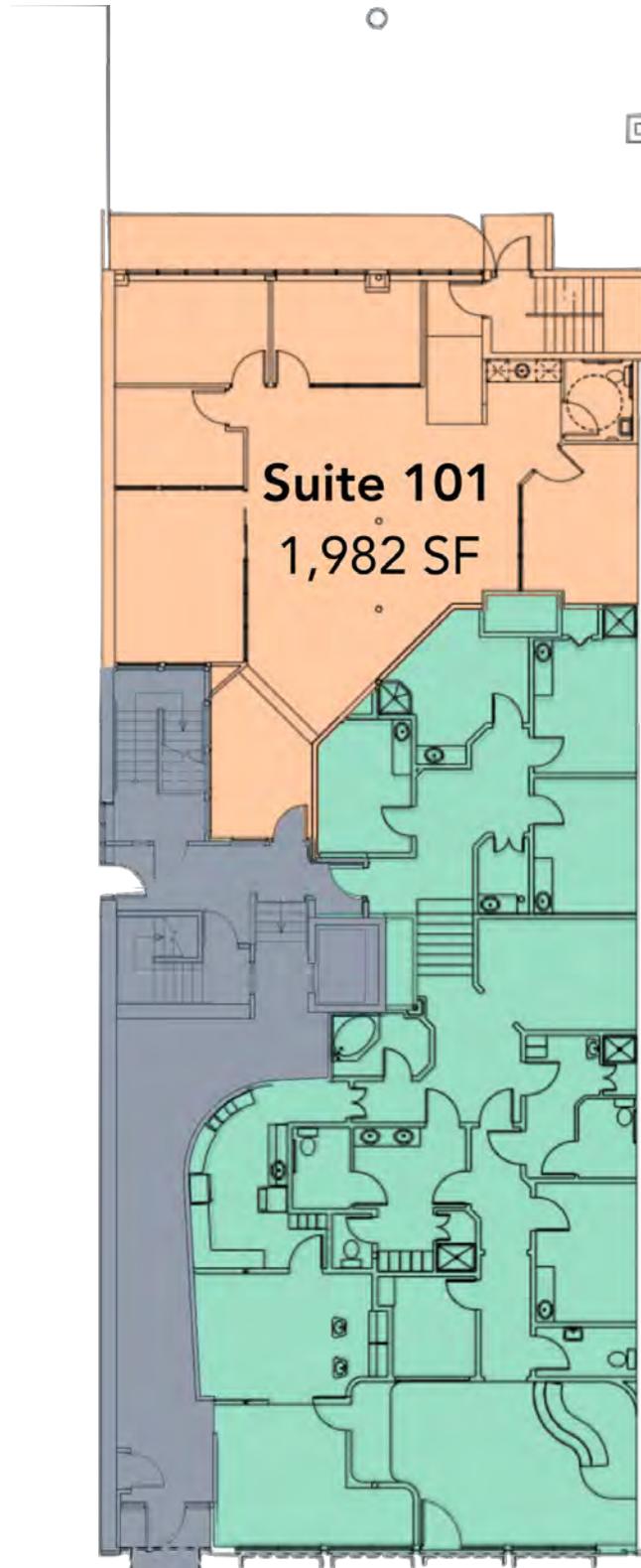
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## PROPERTY FLOOR PLANS

### SUITE 101



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## PROPERTY FLOOR PLANS

### SUITES 200 & 201



SPRUCE STREET

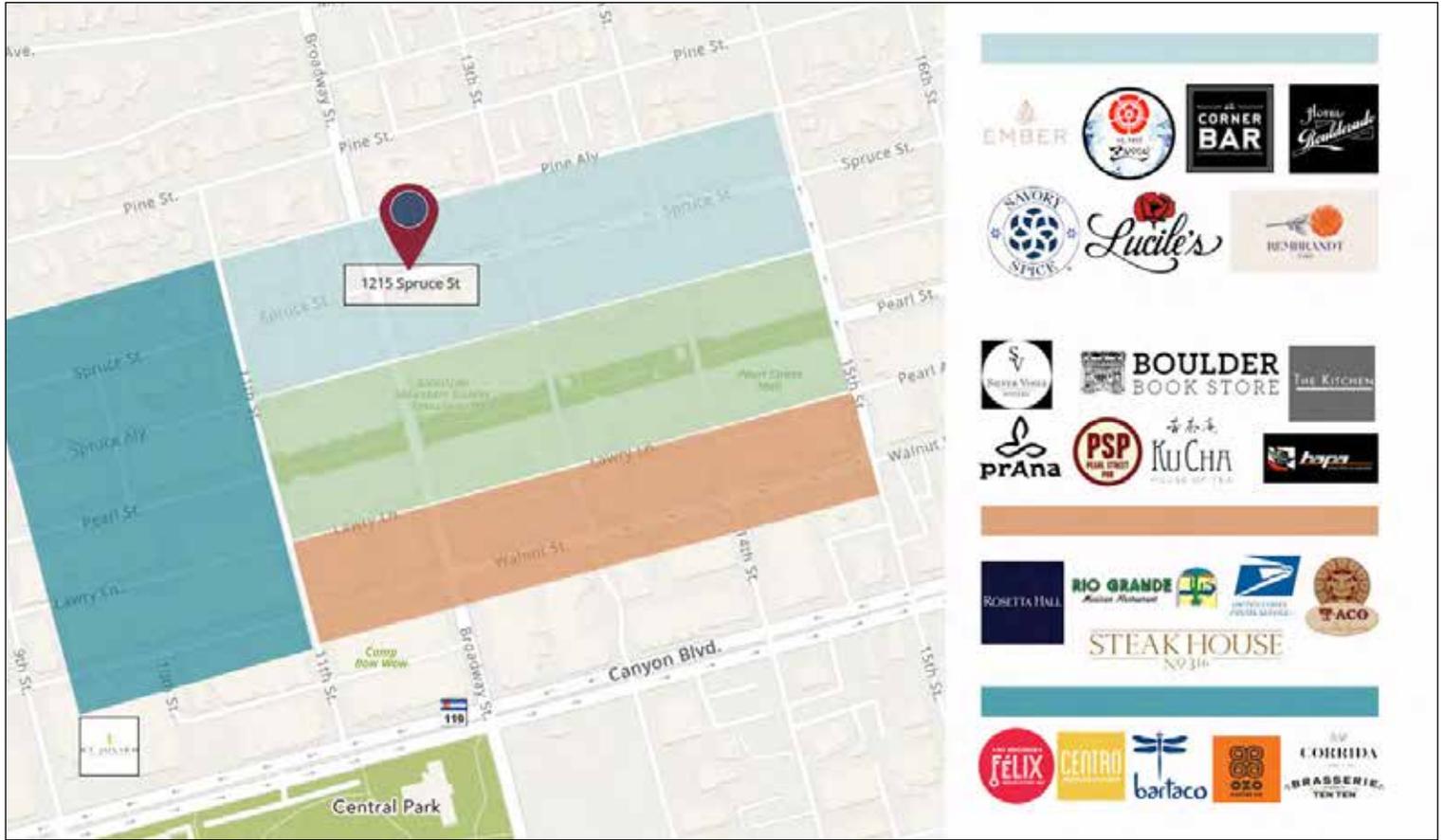
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## PROPERTY LOCATION



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