

## DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1301 Canyon Blvd, Boulder, CO 80302

# ONE BOULDER PLAZA



### ABOUT THE BUILDING

One Boulder Plaza is an upscale mixed-use development located in the heart of Downtown Boulder. Spanned across 2 square city blocks, it features a full service fitness center, outdoor courtyards, underground parking and 24/7 on-site security.

- Class "A" mixed-use development located in the heart of Downtown Boulder
- Steps away from the Pearl Street Mall and RTD Transit Station

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THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687

[www.wwreynolds.com](http://www.wwreynolds.com)

1301 CANYON STREET, BOULDER, CO 80302

# SUITE 224



## SIZE

4,324 SF



## RENT

\$28 NNN



## AVAILABLE

Immediately



## EST. OP EX

\$18.59 / SF

(including utilities)

## SPACE NOTES

4,300+ SF second floor office space available for lease. This space features an expansive open area, three offices, two conference rooms, a large kitchen / break room area and an outdoor balcony that faces a well maintained courtyard with plenty of outdoor seating & a water feature.



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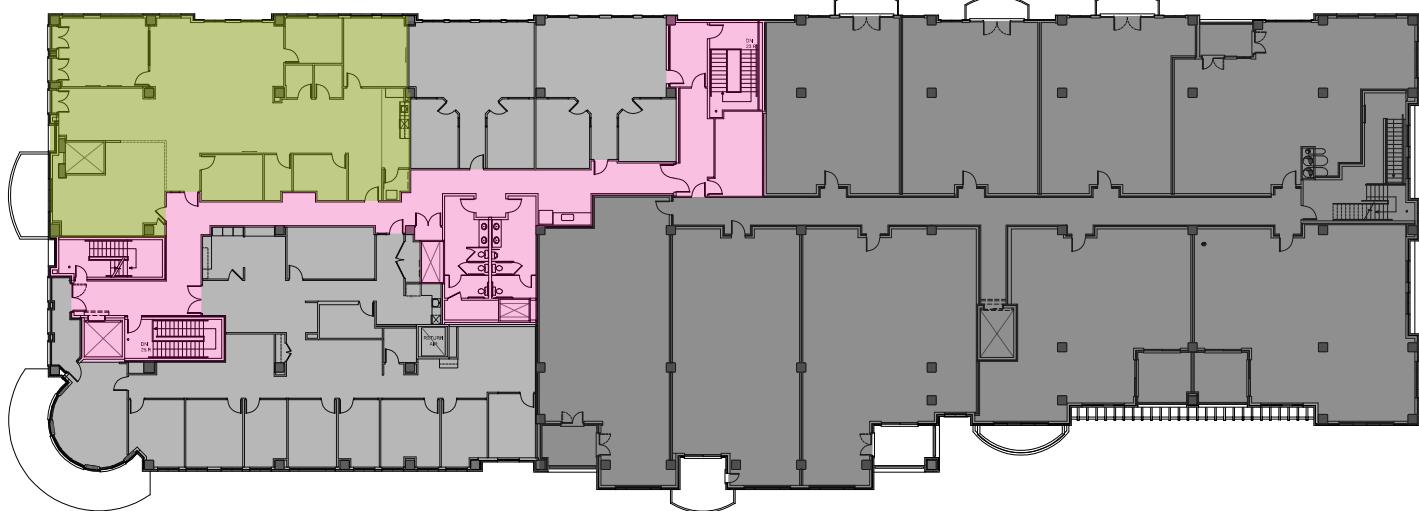
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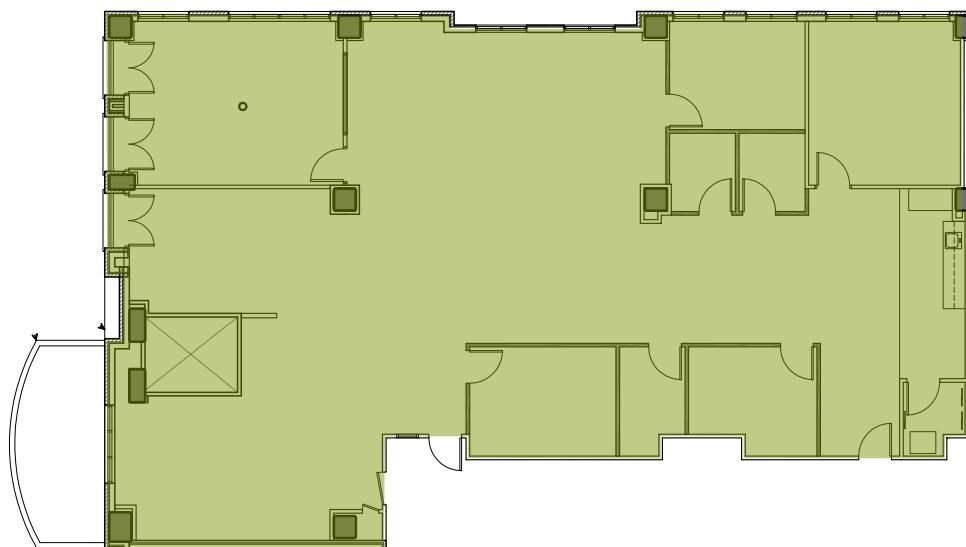
# FLOOR PLAN



## LEVEL 2



## SUITE 224



- AVAILABLE
- COMMON AREA
- LEASED
- RESIDENTIAL CONDOS

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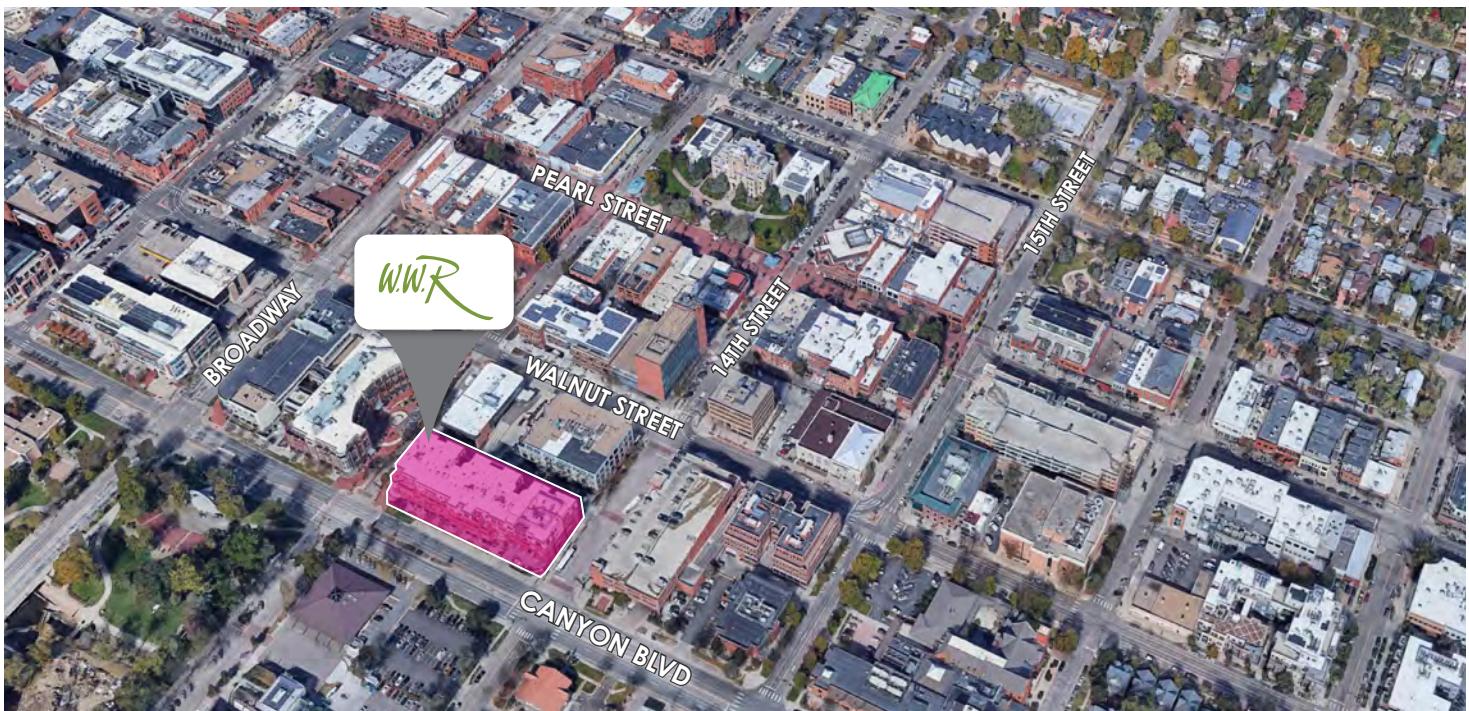
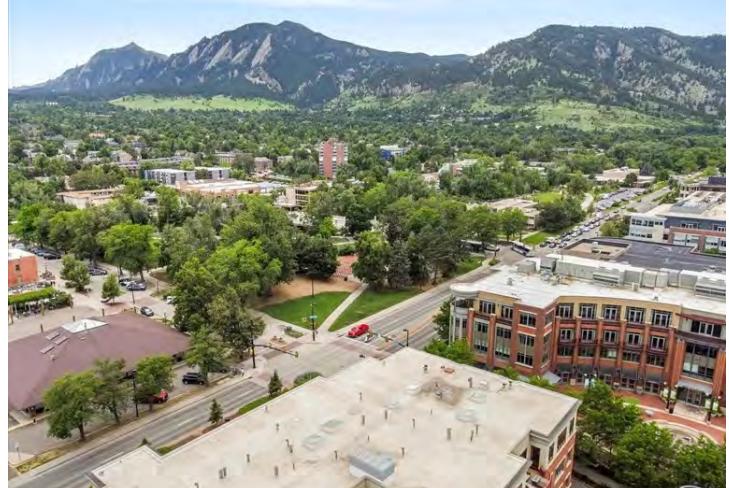
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## LOCATION NOTES:

Spanning across two square city blocks, One Boulder Plaza offers a Downtown Boulder location second to none. Located just one block off the Historic Pearl Street Mall, near the RTD Transit Center and providing easy access in and out of town via Canyon Boulevard, One Boulder Plaza is the best of all worlds.

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