

FOR LEASE

CENTRAL BOULDER OFFICE

2503 Walnut Street
Boulder, CO 80301

2503 WALNUT

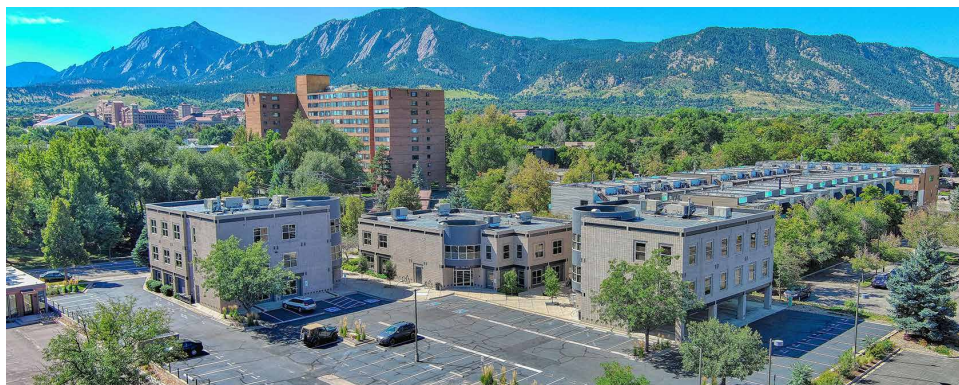


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PROPERTY SUMMARY

2503 Walnut is a centrally located Boulder property offering convenience and professionalism. Situated near hotels, restaurants, trails, and retail, it provides easy access to both Pearl Street Mall and 29th Street Mall. The building features common area bathrooms and shower, on-site parking, bike accessibility, and a polished professional image. Medical use is permitted, but the space is also well-suited for a wide range of professional offices and service-based businesses.

Internet services are available through Comcast and Lumen, ensuring reliable high-speed connectivity. Tenant finish is available, and lease terms are flexible to suit diverse business needs. The property is managed by a responsive, experienced team, adding to its appeal. As part of a three-building complex, tenants also enjoy future expansion opportunities, making 2503 Walnut a strong, adaptable choice.



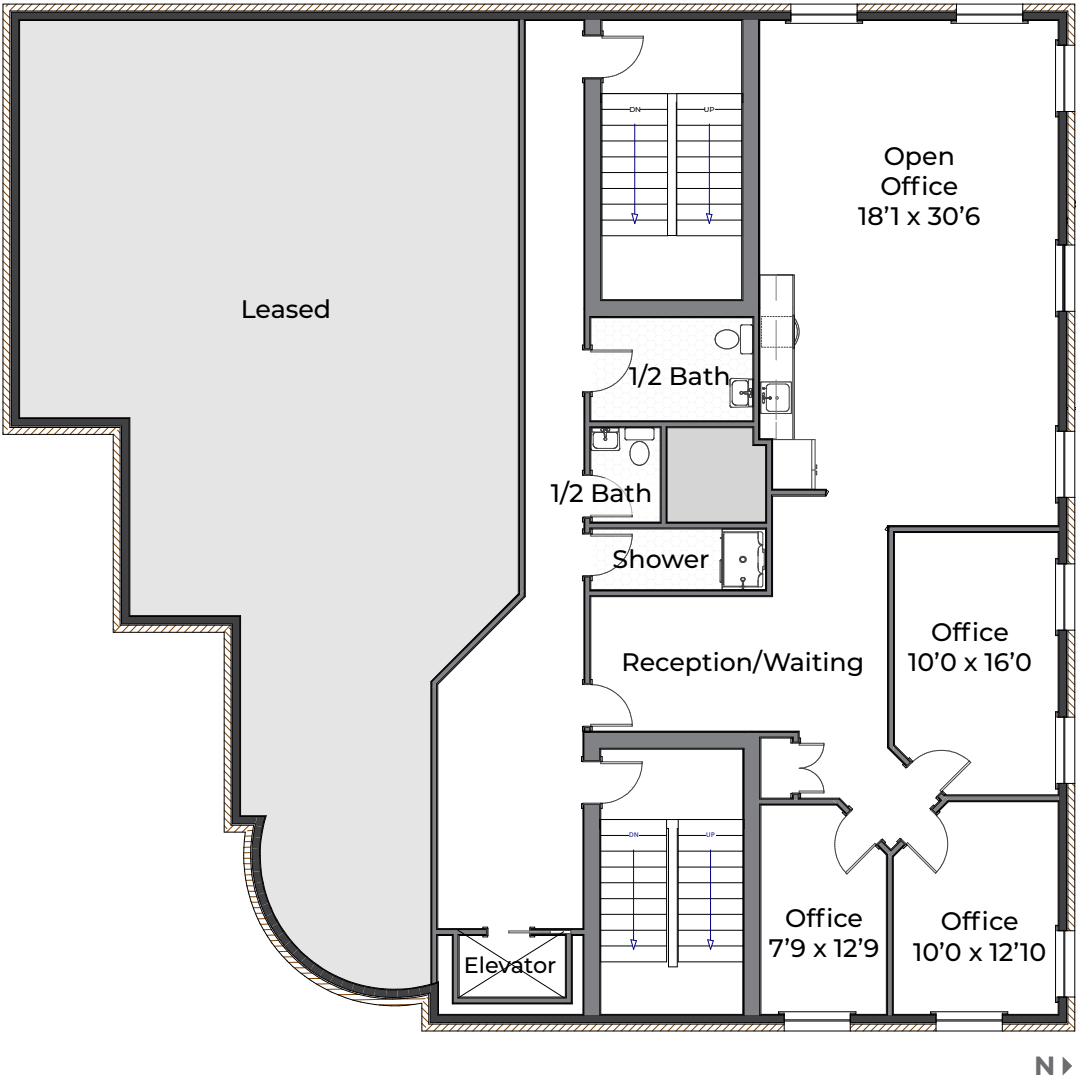
Suite 301	1,663 RSF
Lease Rate	Starting at \$16.50/RSF NNN
Expenses (Est)	\$16.00/RSF (+ Utilities)
Zoning	BC-2
Parking	On-Site
Available	Immediately

AREA SUMMARY

Boulder is known for its vibrant community spirit and strong support for local businesses. The city fosters innovation and growth by combining entrepreneurial energy with collaborative networks, making it an ideal place for startups and established companies alike. With resources from the Boulder Chamber, local incubators, and community-driven initiatives, businesses benefit from guidance, mentorship, and connections. Beyond business, Boulder thrives as a community that values sustainability, creativity, and well-being. Residents actively support local shops, restaurants, and events, creating a culture where business success and community prosperity go hand in hand. It's a city where collaboration fuels opportunity.

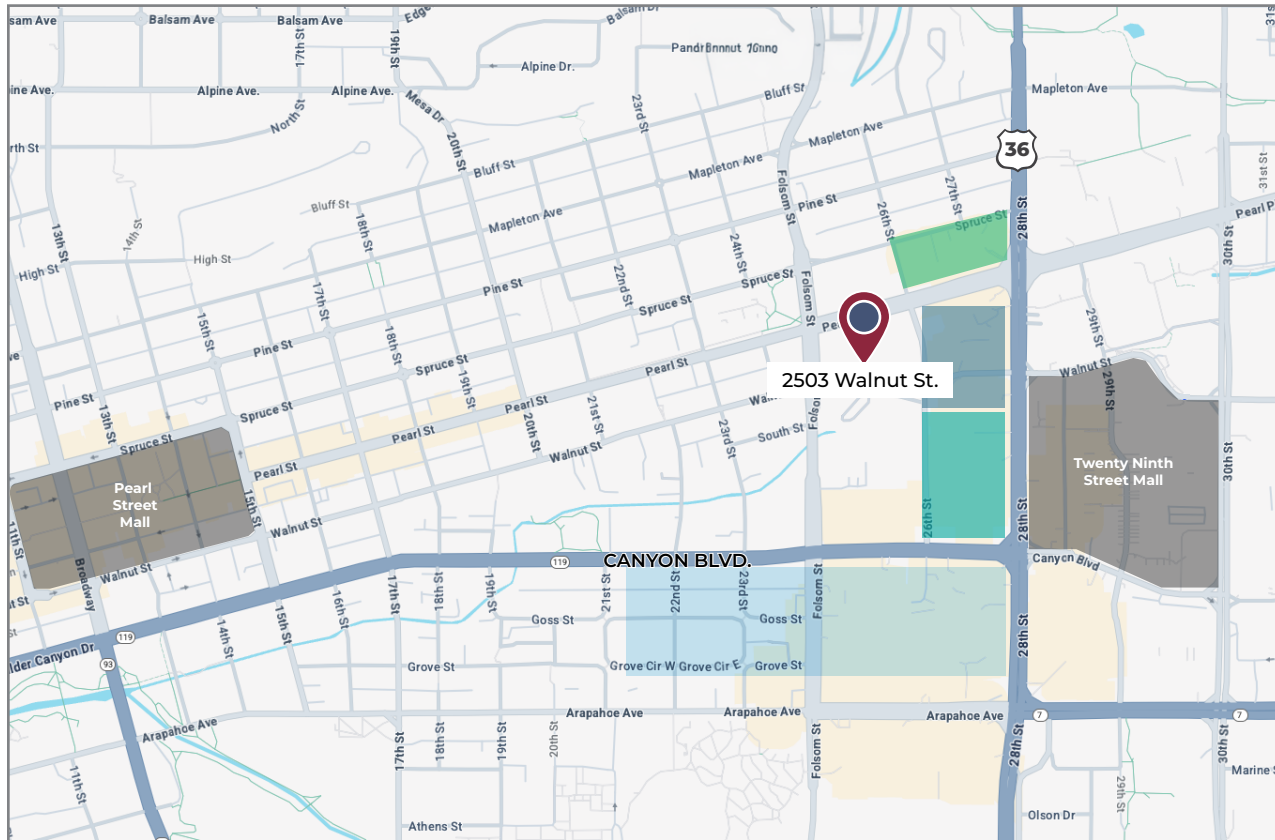


PROPERTY FLOOR PLAN - SUITE 301: 1,663 SF



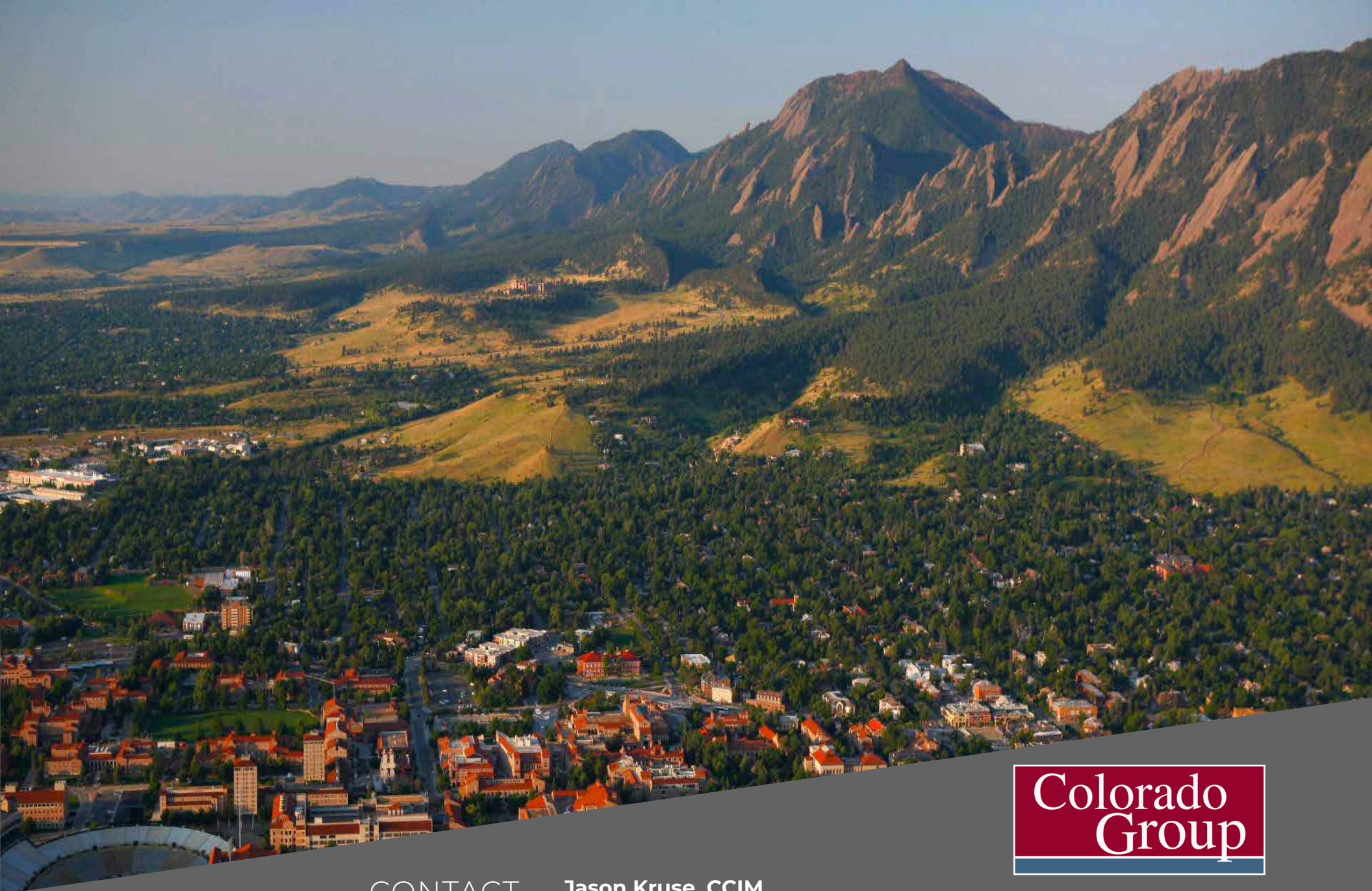
- Near bike path
- Sprinklers
- Elevator Access
- On-Site Parking
- On bus route
- Near restaurants

LOCATION MAP



CLICK HERE FOR
AERIAL TOUR





CONTACT

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