



PREMIUM OFFICE SPACE FOR SUBLEASE

2820 Wilderness Place, Boulder, CO, 80301

Premium office space for sublease in Boulder, Colorado, located in the highly desirable Wilderness Place Office Industrial Park. This property offers a rare combination of functionality and convenience. The property is thoughtfully situated near bike paths and bus routes, ensuring seamless connectivity, yet it is in a quiet setting. On-site parking adds to its accessibility, while proximity to local restaurants enhances convenience for employees. Locally owned and managed, this space provides a unique opportunity to thrive in a sought-after location. Experience a balance of innovation and practicality in the heart of Boulder's thriving business community.

FEATURE HIGHLIGHTS

-  Central Location + Easy Access
-  Near Bike Path
-  Near Bus
-  Near Coffee Shop
-  Near Restaurants
-  Quiet

PROPERTY OVERVIEW

| | |
|----------------|-----------------|
| SUITE E/F | 2,150 RSF |
| LEASE RATE | \$14.95/RSF NNN |
| EXPENSES (EST) | \$8.84/RSF |
| AVAILABLE | 2/16/2026 |
| LEASE THROUGH | 2/29/2028 |
| PARKING | 1 space/400 RSF |
| LEASE TERM | Negotiable |
| ZONING | IG |

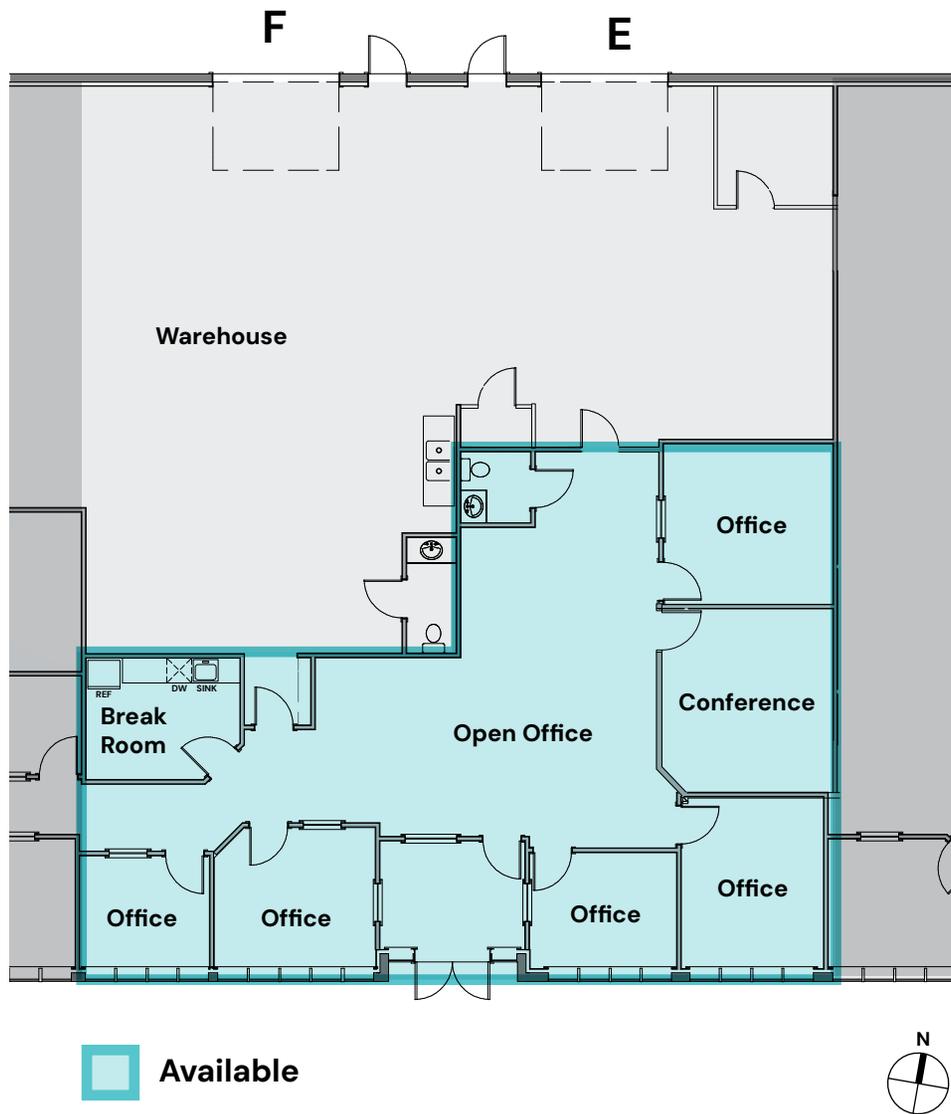
FOR MORE INFORMATION:



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PROPERTY FLOOR PLAN



PROPERTY LOCATION

Explore more in the area.

- 1**
 - Worchy Tacos
 - STBANK
 - Walgreens
 - BARNES & NOBLE
 - WHOLE FOODS MARKET
- 2**
 - WELLS FARGO
 - TRADER JOE'S
 - Orangetheory FITNESS
 - Panera BREAD
 - TARGET
 - TWENTY NINTH STREET
- 3**
 - Shamane's BAKERY • CAFE
 - zeal
 - ROADHOUSE BOULDER DEPOI
 - HYATT PLACE

