



1743 Walnut Street

Boulder, CO

Downtown Boulder Office / Retail / Medical Space

Steve Sims

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Property Info & Gallery

View Map

Suite	Size	Lease Rate / sq. ft.
1	3,629 sq. ft.	\$12.50 NNN
2	3,792 sq. ft.	\$9.95 NNN
3	3,175 sq. ft.	\$9.95 NNN
All Suites	10,596 sq. ft.	Negotiable
Expenses / sq. ft.		\$16.90*

**Not Including Utilities*

- Suite 1 – Modern, Breath-Taking, Executive Space with 20 ft Ceiling, Skylights, Glass Walls, Balcony, & Private Stairway to Second Level
- Suite 2 – Large Modern Open Area & 3 Offices, Spacious Modern Kitchen, Two In-Suite Restrooms, Multiple Entrances, Street Level View
- Suite 3 – Two Private Entrances Lead to Light-Filled Modern Suite with 10+ Private Offices on the Second Level
- DT-2 Zoning Which Allows a Variety of Office & Retail Uses (See City of Boulder for Details)
- Located within CAGID Which Allows Access to Free RTD Eco-Passes (Bus Passes) with Downtown Bus Station Only 3 Blocks Away
- One Block Away from Pearl Street & its Many Restaurants & Shops

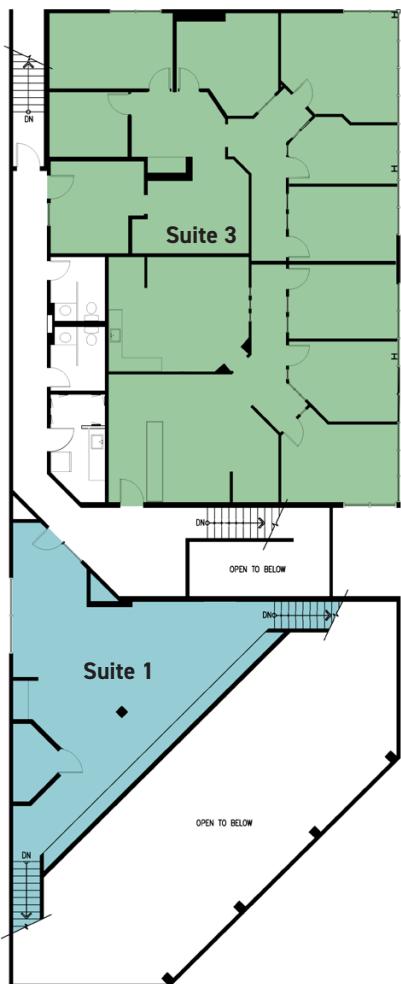
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Incorporated

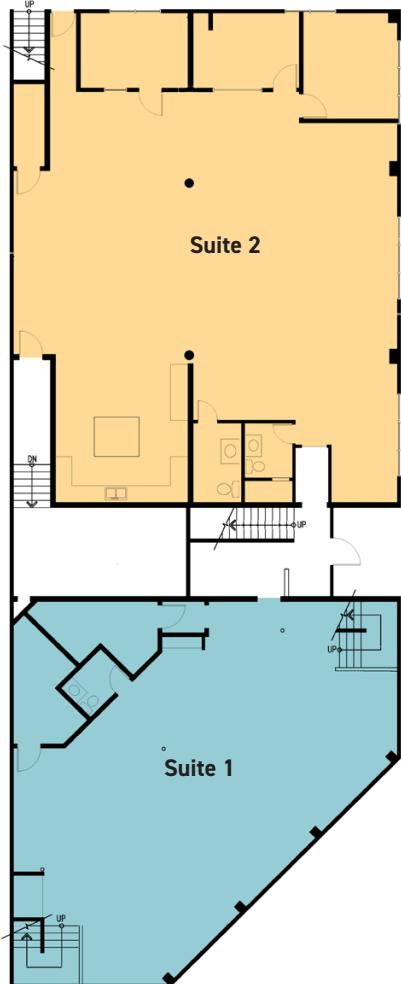
2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

2nd Floor



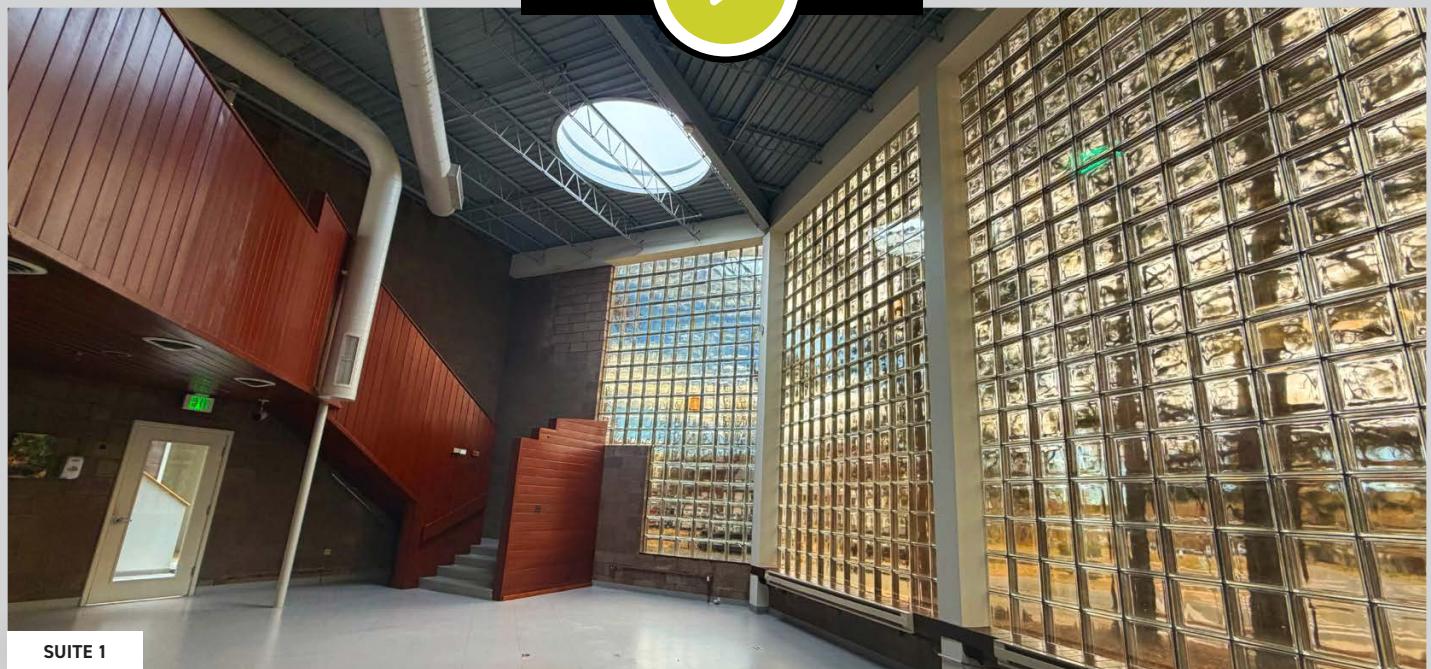
1st Floor



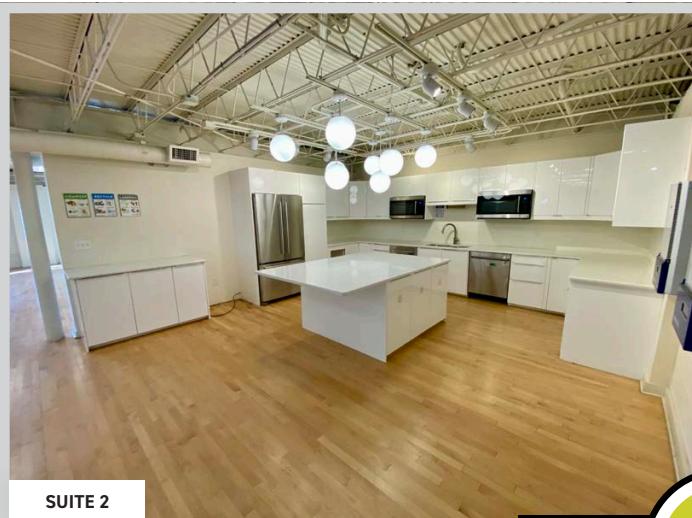
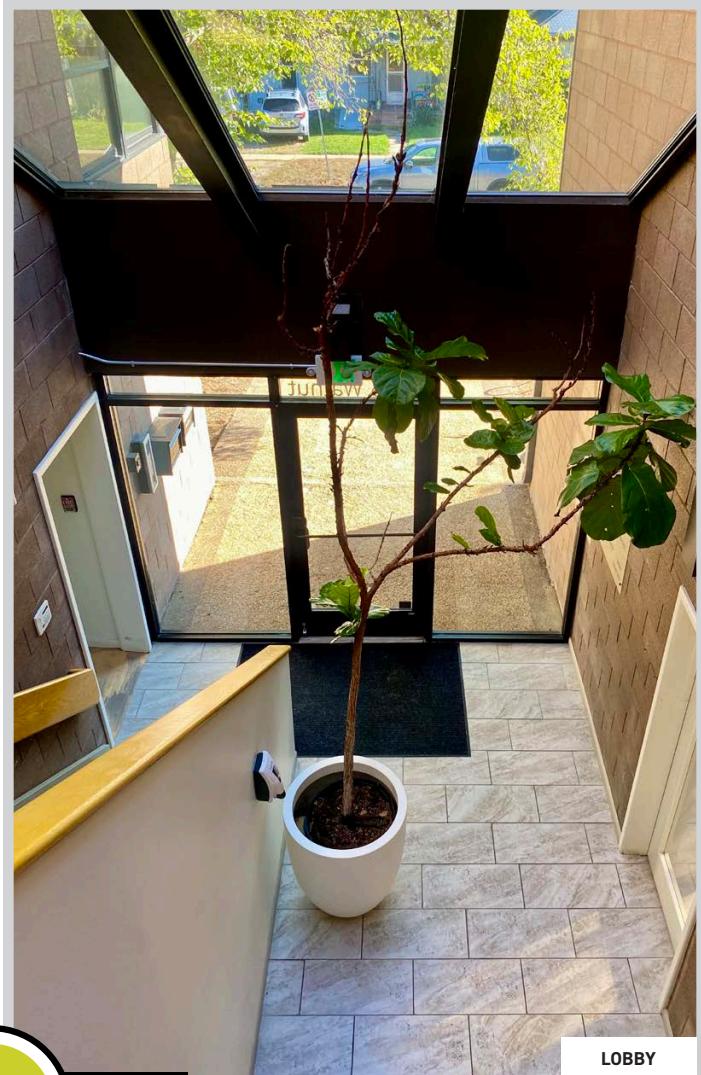
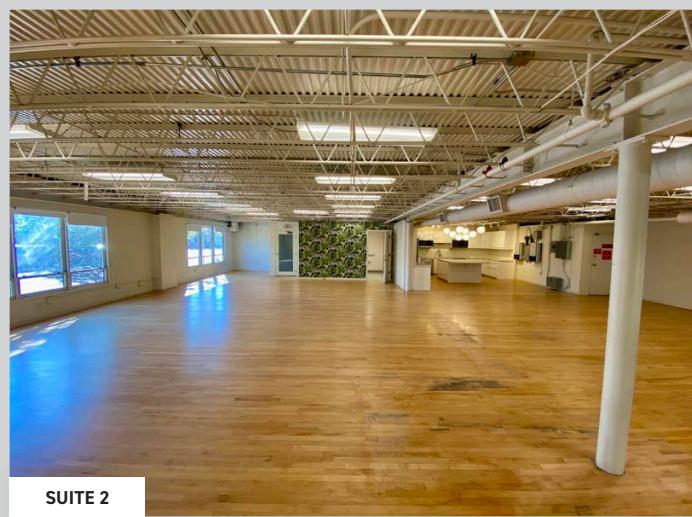
VIDEO



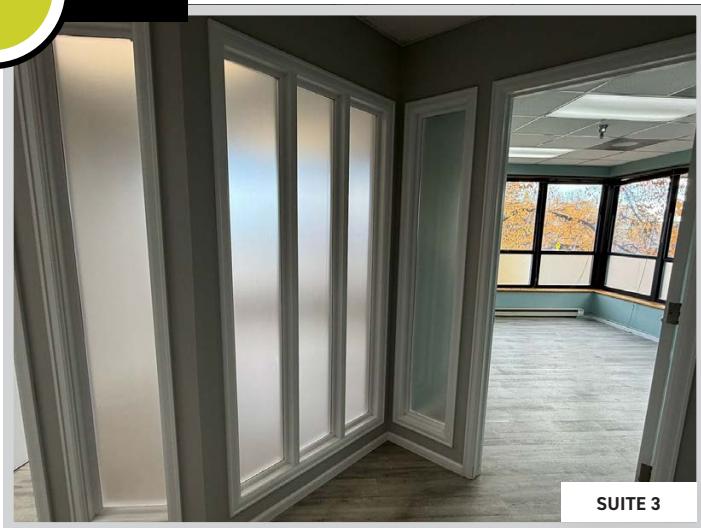
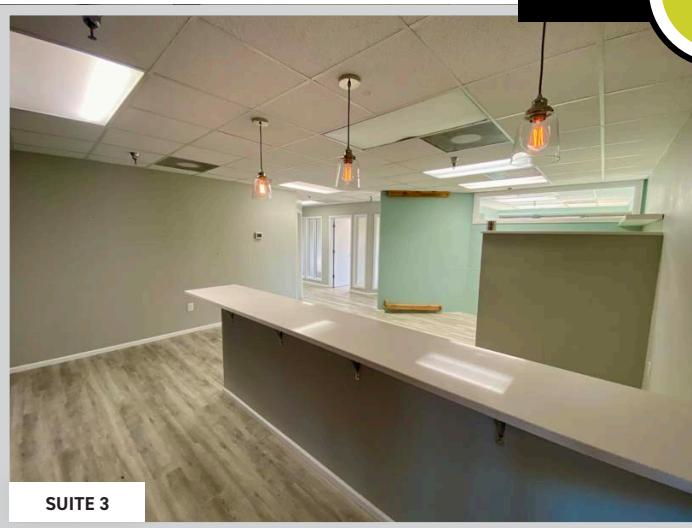
TOUR



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VIDEO  **TOUR**



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