

## Downtown Boulder Office Spaces for Lease

921 WALNUT STREET | BOULDER, CO

### Suite 302

Size: 1,446 SF

Rate: \$25 NNN

Date Available: TBD

### Suite 303

Size: 2,609 SF

Rate: \$25 NNN

Date Available: TBD

# SOLID VIEWS

Looking for an office space as solid as your foundation? These third-floor suites offer more than just square footage – enjoy sweeping Flatiron views, a sleek and inviting foyer, and a premier location among established neighbors like Merrill Lynch and the new crowd favorite, Maisonette. With newly demised offices and elevator access, the space is designed for both comfort and productivity. Step outside to a vibrant mix of business and lifestyle amenities that keep you inspired. Ready to unlock your next chapter? Join a building built on success – and ready for yours.

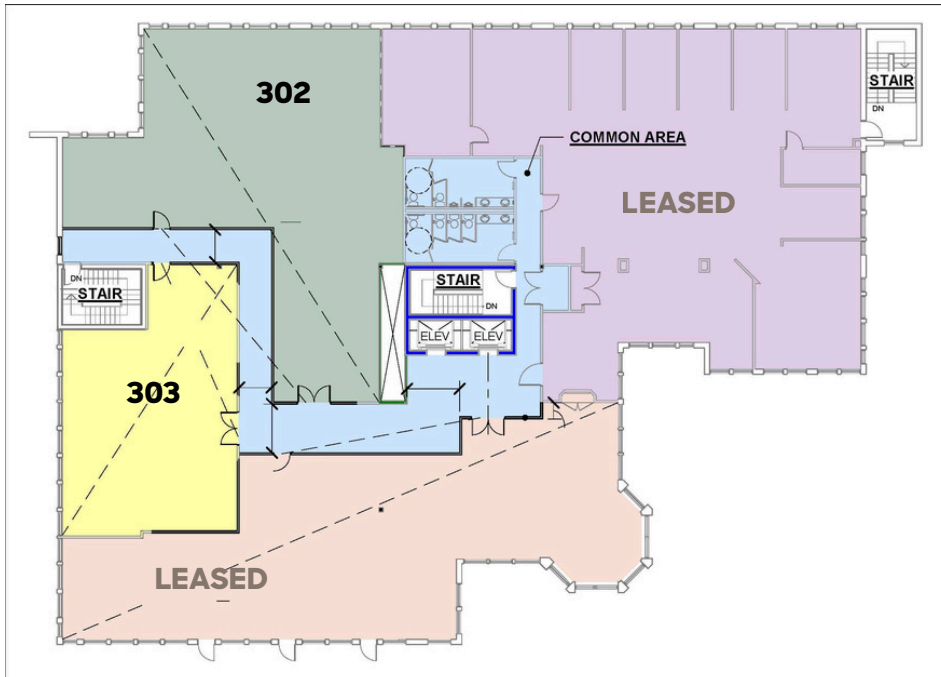
### PROPERTY HIGHLIGHTS

- Third-story office suites in Downtown Boulder
- Newly Demised with mountain views
- Join great building tenants like Merrill Lynch & Maisonette
- Welcoming foyer with elevator access.
- Tenant Improvement allowance available
- Garage parking in the building



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