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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

# **BEAUTIFUL FREE STANDING OFFICE BUILDING FOR SALE OR LEASE**

**1526 SPRUCE STREET  
BOULDER, COLORADO 80302**

1526 Spruce Street is a fully renovated 3-story, free-standing professional office building in the heart of downtown Boulder. The building is fully outfitted with 14 parking spaces, new bathrooms, showers, hardwood floors, foyer, stairwells, state-of-the-art LED chandelier systems, solar panels, and a contemporary glass entryway bringing in tons of natural light. This is the perfect owner/user opportunity.

**[Call us for more information and to set up a tour.](#)**

## TERMS

Price:	Negotiable
Size:	12,368 SF
Lease Rate:	Negotiable
Expenses:	\$18.64 / RSF (Est. 2024)
Lot Size:	6,902 SF (0.16 Acres)
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

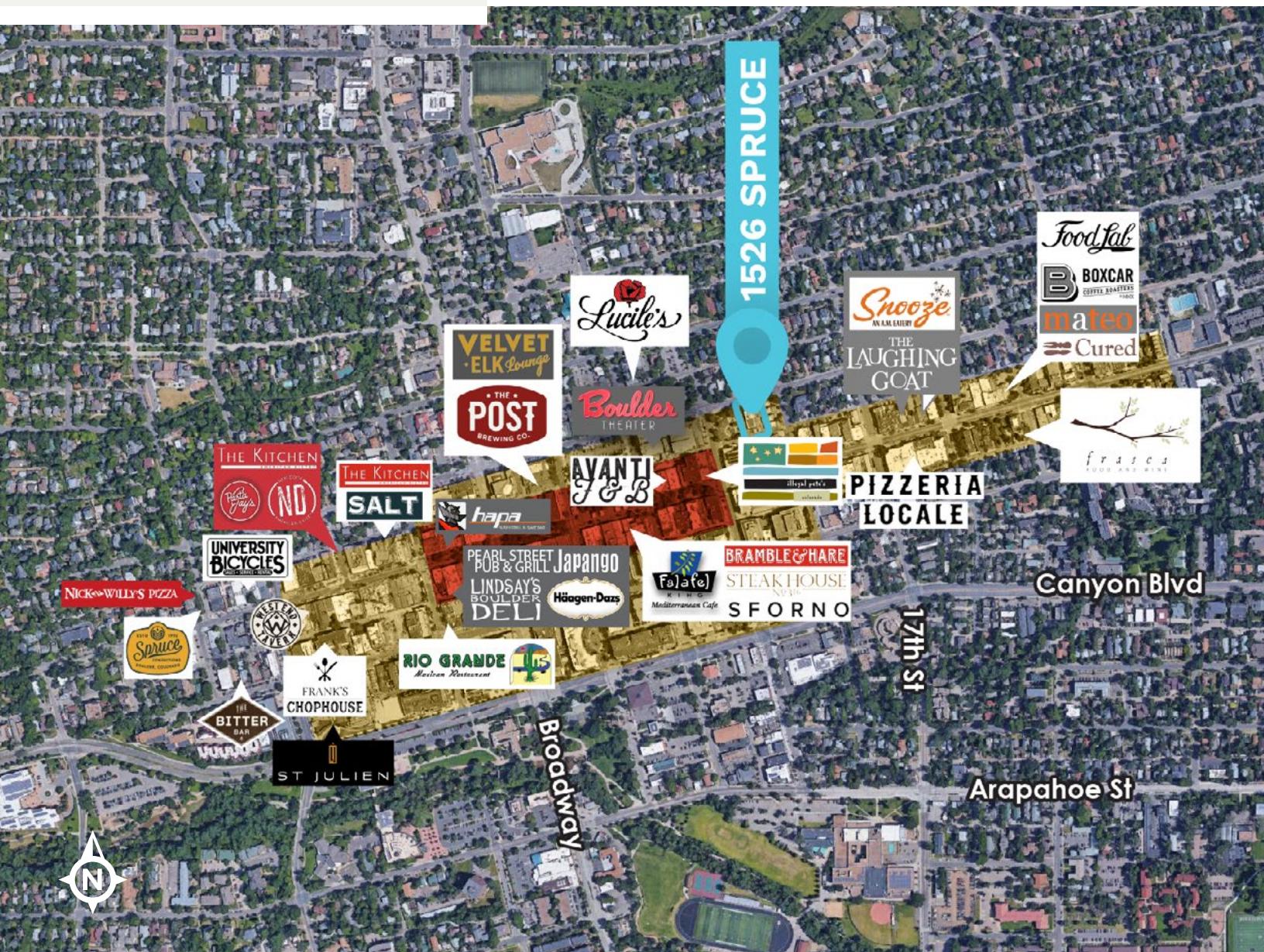
## BUILDING INFORMATION

Location:	1526 Spruce Street Boulder, Boulder County, Colorado 80302
Year Built:	1986 (Renovated 2021)
Zoning:	DT-2
Parking:	14 On-Site Parking Spaces
Utilities:	Water and sewer service provided by City of Boulder. Electric and natural gas provided by Xcel.
Roof:	Asphalt Shingle and EPDM Roof System
HVAC:	Central Air/HVAC
Sprinklers:	100% fire sprinklered

## PROPERTY FEATURES

- Downtown Boulder
  - 1 Block from the Pearl Street Mall
- 3 Floors - Masterfully planned
- Elevator access on all 3 floors and basement
- Energy Efficient
- Rooftop Solar Panels
- Storage on site including bike storage
- 14 On-Site Parking Spaces
- New Showers and Locker Rooms
- Responsive Property Management





## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS  
61,576

5 MILE RADIUS  
109,866

10 MILE RADIUS  
193,943

### HOUSEHOLDS

2 MILE RADIUS  
26,252

5 MILE RADIUS  
46,144

10 MILE RADIUS  
80,954

### EMPLOYEES

2 MILE RADIUS  
70,569

5 MILE RADIUS  
101,936

10 MILE RADIUS  
141,204

### HOUSEHOLD INCOME

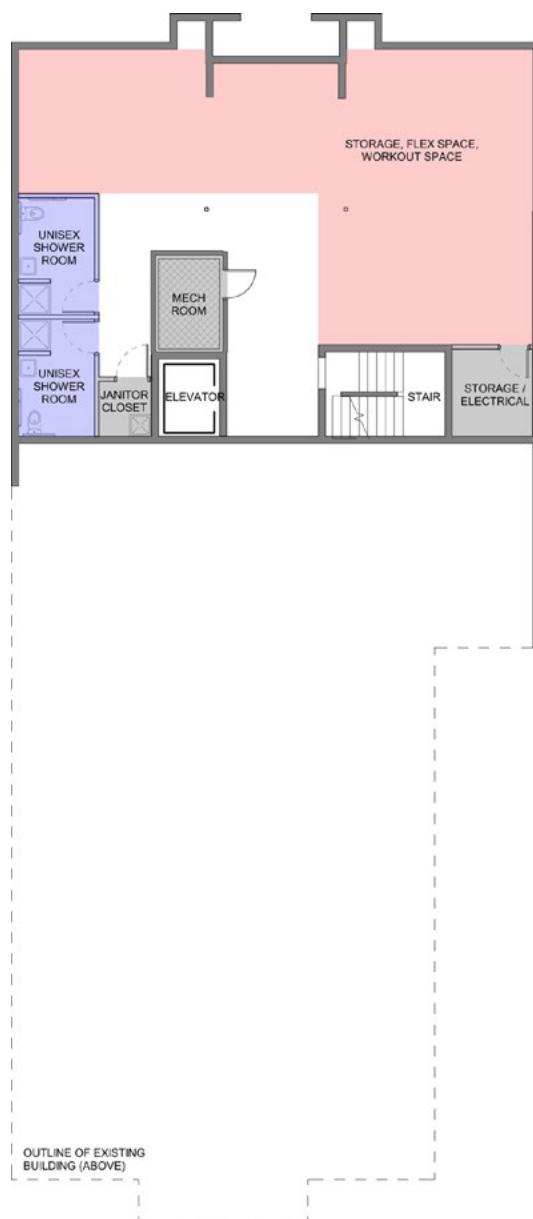
2 MILE RADIUS  
\$95,135

5 MILE RADIUS  
\$112,608

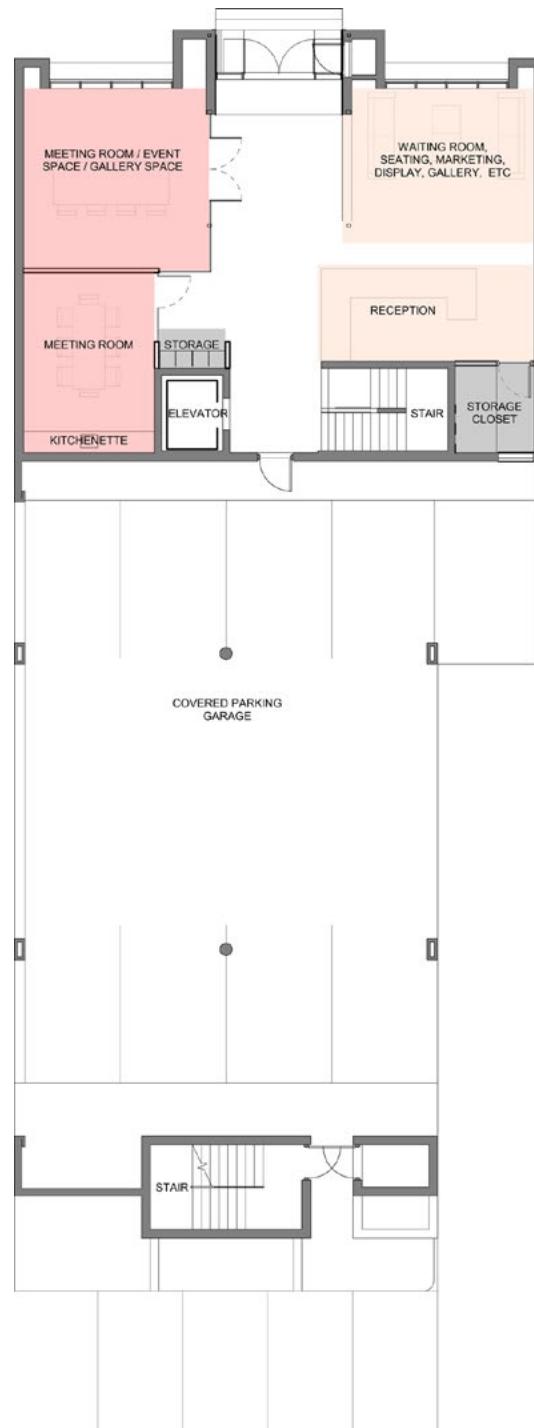
10 MILE RADIUS  
\$125,656

*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*

PROPOSED BASEMENT PLAN

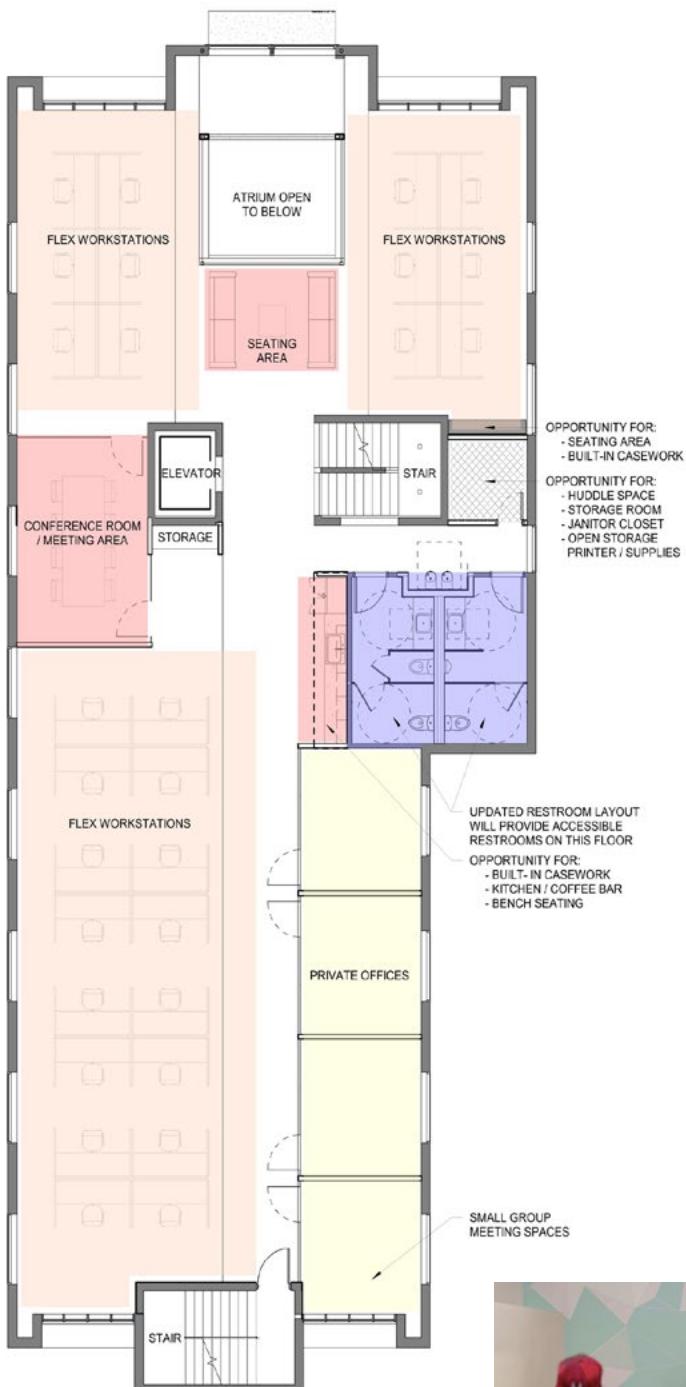


PROPOSED MAIN LEVEL PLAN



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## PROPOSED SECOND LEVEL PLAN



## PROPOSED THIRD LEVEL PLAN





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### ROOFTOP SOLAR PANELS

