

Downtown Boulder Office Space For Lease

1100 SPRUCE ST | BOULDER, CO 80302
SUITE 201

Size: 1,023 SF

Rate: Negotiable

Date Available: 11/1/26

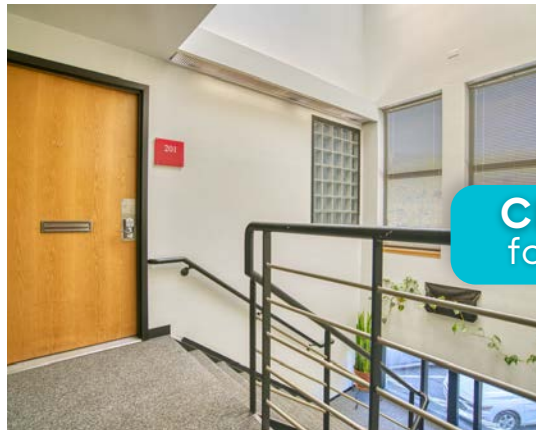


ELEVATED HQ

This second-floor suite sits just one block off Pearl in a City of Boulder-owned building, offering stability, convenience, and a polished place to get things done. It's bright, quiet, and full of natural light—ideal for focused work with the energy of downtown right below. Whether you're leading a team, meeting clients, or just need a break from WFH life, this space puts you above the bustle (but close enough to grab a latte or lunch from your favorite local spot around the corner). It's office life—upgraded.

PROPERTY HIGHLIGHTS

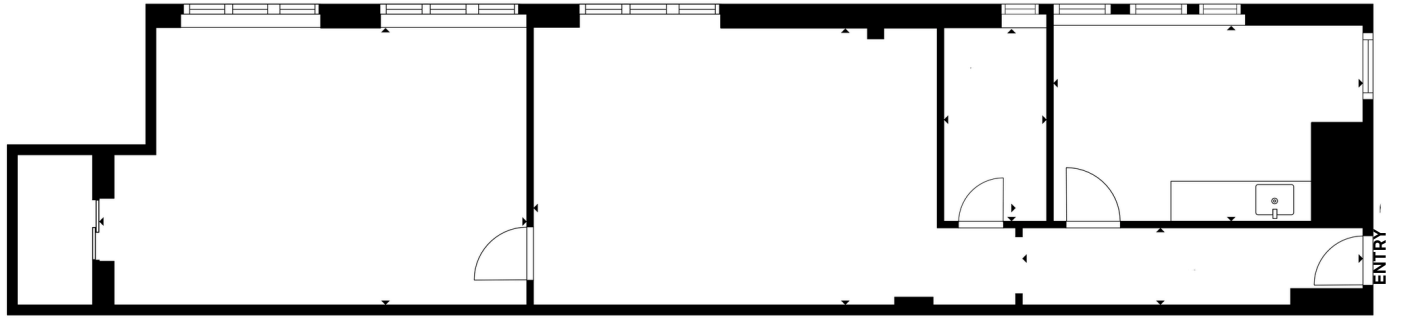
- Open floor plan
- Excellent natural light
- Direct elevator access into the suite
- Flexible lease terms
- Connected to a City parking garage



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