

## DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1800 Broadway, Boulder, CO 80302

# ONE BOULDER PLAZA



### ABOUT THE BUILDING

An upscale mixed-use development in the heart of Downtown Boulder, One Boulder Plaza is spanned across 2 square city blocks and features a full service fitness center, underground parking and 24/7 on-site security.

- Class "A" building
- Great natural light and outdoor courtyards
- Steps away from Pearl Street Mall and RTD Transit Station

#### CHAD HENRY

chenry@wwreynolds.com

#### DREW WEIMAN

drew@wwreynolds.com

THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687

F. 303-442-8757

[www.wwreynolds.com](http://www.wwreynolds.com)

1800 BROADWAY, BOULDER, CO 80302  
**SUITE 180**



**SIZE**  
5,329 SF



**RENT**  
\$30 NNN



**AVAILABLE**  
February 1, 2026



**EST. OP EX**  
\$20.53 / SF  
(including utilities)

### SPACE NOTES

This 5,300+ square foot space features a creative mix of wide open work environment, private offices, varying sized conference rooms and a great multi-functional kitchen / break area. An excellent window line and glass partition walls along the offices and conference areas provide lots of natural light throughout.



**CHAD HENRY**

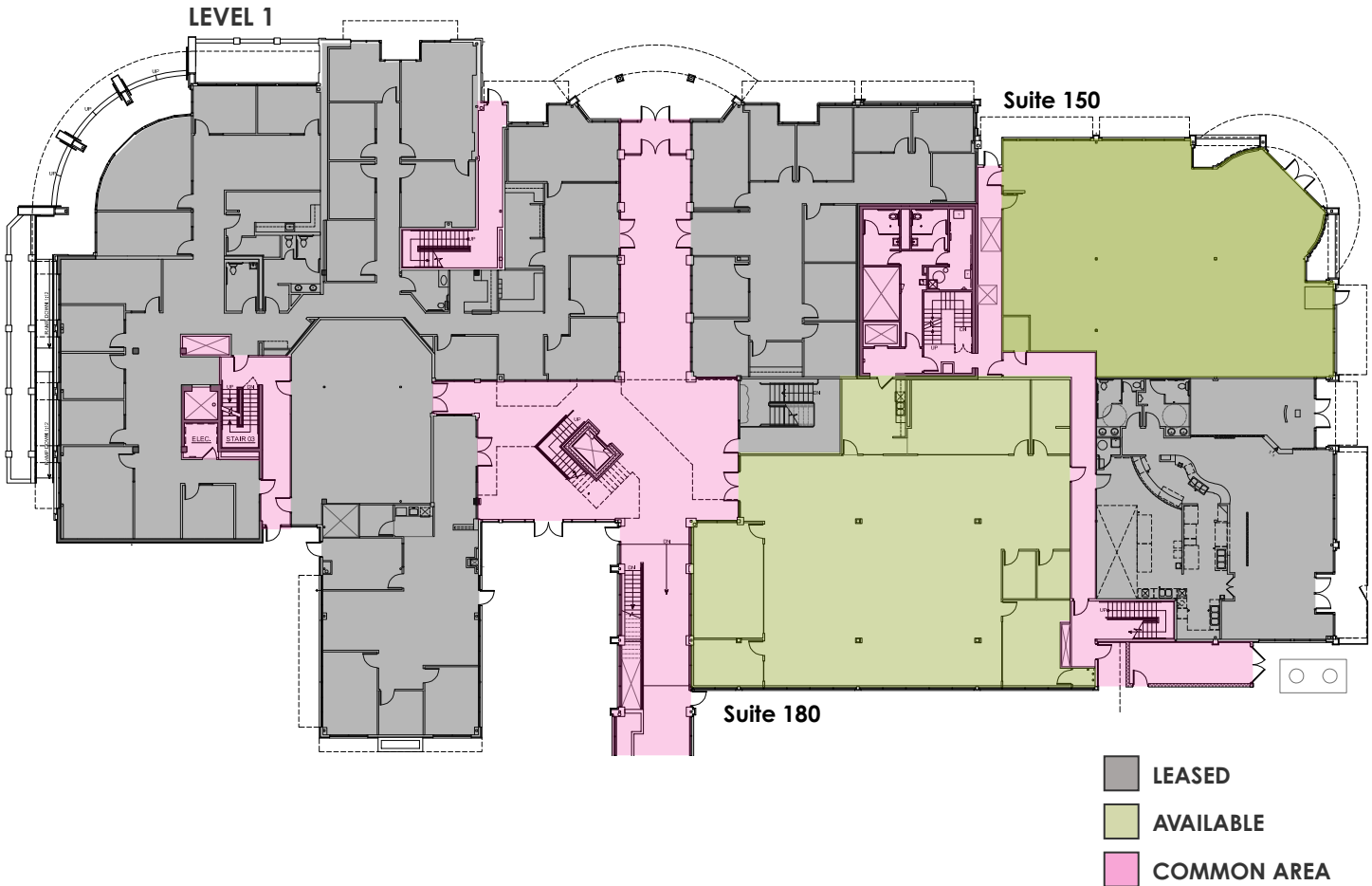
chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

1800 BROADWAY, BOULDER, CO 80302

# FLOOR PLAN



## SIZE

5,329 SF\*



## RENT

\$30 NNN



## AVAILABLE

2/1/2026



## OP EX

\$20.53 / SF  
(including utilities)

## ADDITIONAL NOTES

Suite 180 is comprised of 5,329 SF, however, if additional square footage is needed, this suite can be combined with adjacent suite 150, comprised of 3,646 SF for a total of 8,975 SF of contiguous space.

**CHAD HENRY**

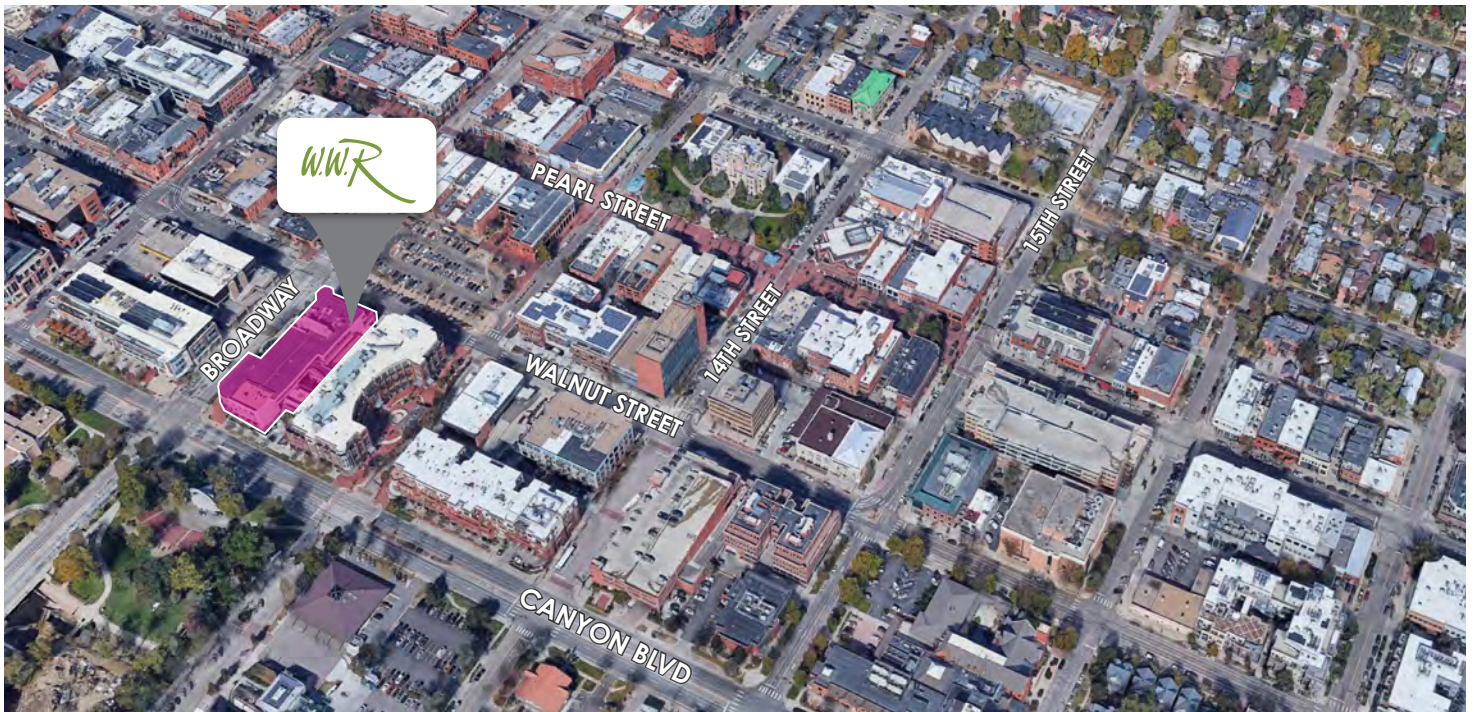
chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com



1800 BROADWAY, BOULDER, CO 80302  
**ONE BOULDER PLAZA**



### LOCATION NOTES:

Spanning across two square city blocks, One Boulder Plaza offers a Downtown Boulder location second to none. Located just one block off the Historic Pearl Street Mall, near the RTD Transit Center and providing easy access in and out of town via Canyon Boulevard, One Boulder Plaza is the best of all worlds.

**CHAD HENRY**

[chenry@wwreynolds.com](mailto:chenry@wwreynolds.com)

**DREW WEIMAN**

[drew@wwreynolds.com](mailto:drew@wwreynolds.com)

**WWW.WWREYNOLDS.COM**  
**P. 303-442-8687**

