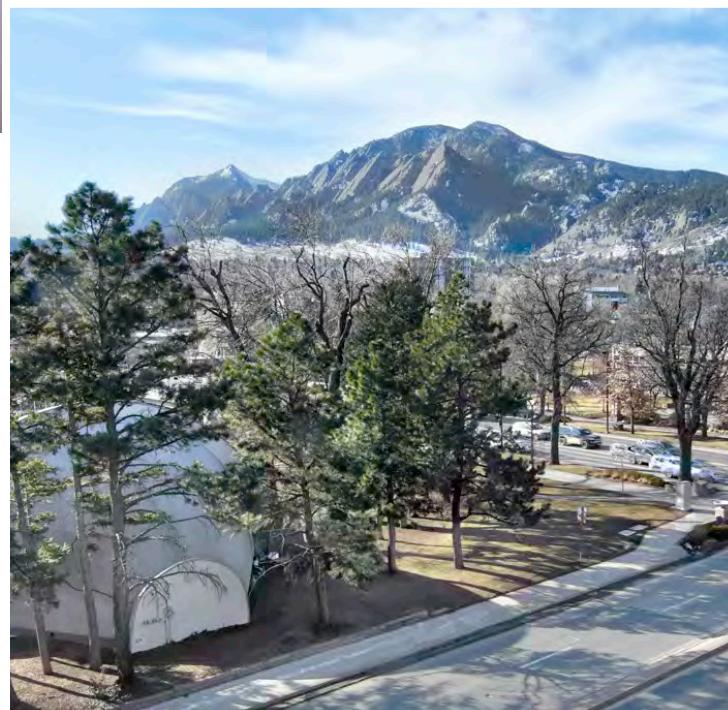


## DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1801 13th Street, 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

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

1801 13TH STREET, BOULDER, CO 80302

# SUITE 400



## SIZE

Up to 29,129 SF



## RENT

\$40 NNN



## AVAILABLE

Immediately



## EST. OP EX

\$20.14 / SF  
(including utilities)

## SPACE NOTES

Looking for options in Downtown Boulder? Look no further than One Boulder Plaza.

A full floor plate measuring in just under 30,000 SF is available for lease and comprised of a great mix of offices, open space, conference rooms, huddle areas, and kitchen space. Enjoy great natural light and nice finishes throughout as well as spectacular flatiron views. This space has multiple outdoor patios with flatiron views or views of the Plaza, a wonderful outdoor courtyard featuring plenty of seating and a nice outdoor water feature. In addition, this space can be divided several ways to achieve the right square footage / layout for a user. See floor plan page for possible options.



**CHAD HENRY**

chenry@wwreynolds.com

**DREW WEIMAN**

drew@wwreynolds.com

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

THE  
**W.W. Reynolds**  
COMPANIES

THE  
**W.W. Reynolds**  
COMPANIES

1801 13TH STREET, BOULDER, CO 80302

# PHOTOS

THE  
*W.W. Reynolds*  
COMPANIES



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

**CHAD HENRY**  
chenry@wwreynolds.com

**DREW WEIMAN**  
drew@wwreynolds.com

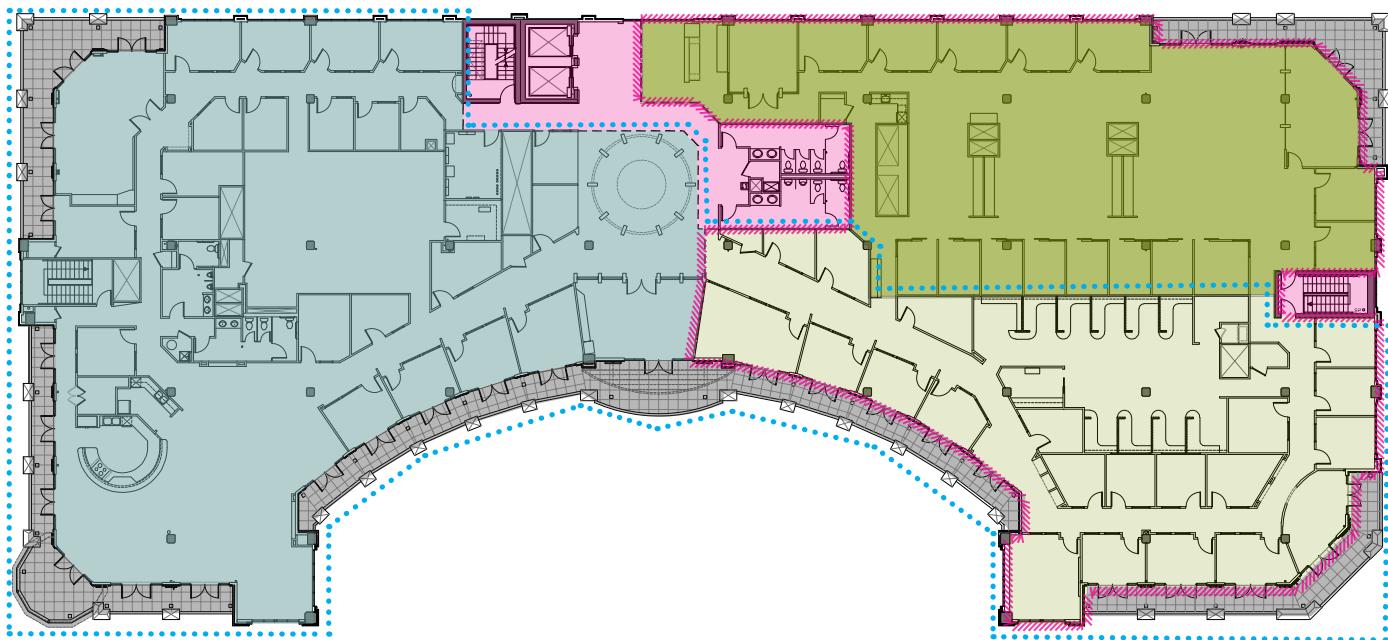
THE  
*W.W. Reynolds*  
COMPANIES

1801 13TH STREET, BOULDER, CO 80302

# FLOOR PLAN

THE  
*W.W. Reynolds*  
COMPANIES

## LEVEL 4



### FOURTH FLOOR TOTAL AVAILABLE AREA 29,129 SF

SOUTH HALF - 15,687 SF

SOUTH HALF + NORTH EAST CORNER - 20,357 SF

COMMON AREA

NORTH HALF - 13,442 SF

NORTH WEST CORNER - 8,772 SF

OUTDOOR PATIO AREA

**SIZE**  
Up to 29,129 SF

**RENT**  
\$40 NNN

**AVAILABLE**  
Immediately

**OP EX**  
\$20.14 / SF  
(including utilities)

### ADDITIONAL NOTES

With up to 29,129 SF available for lease and multiple options to demise this full floor plate, the fourth floor of 1801 13th Street can be customized in various ways to meet the specific needs of a tenant. See floor plan above for some of the possible square footages and options available.

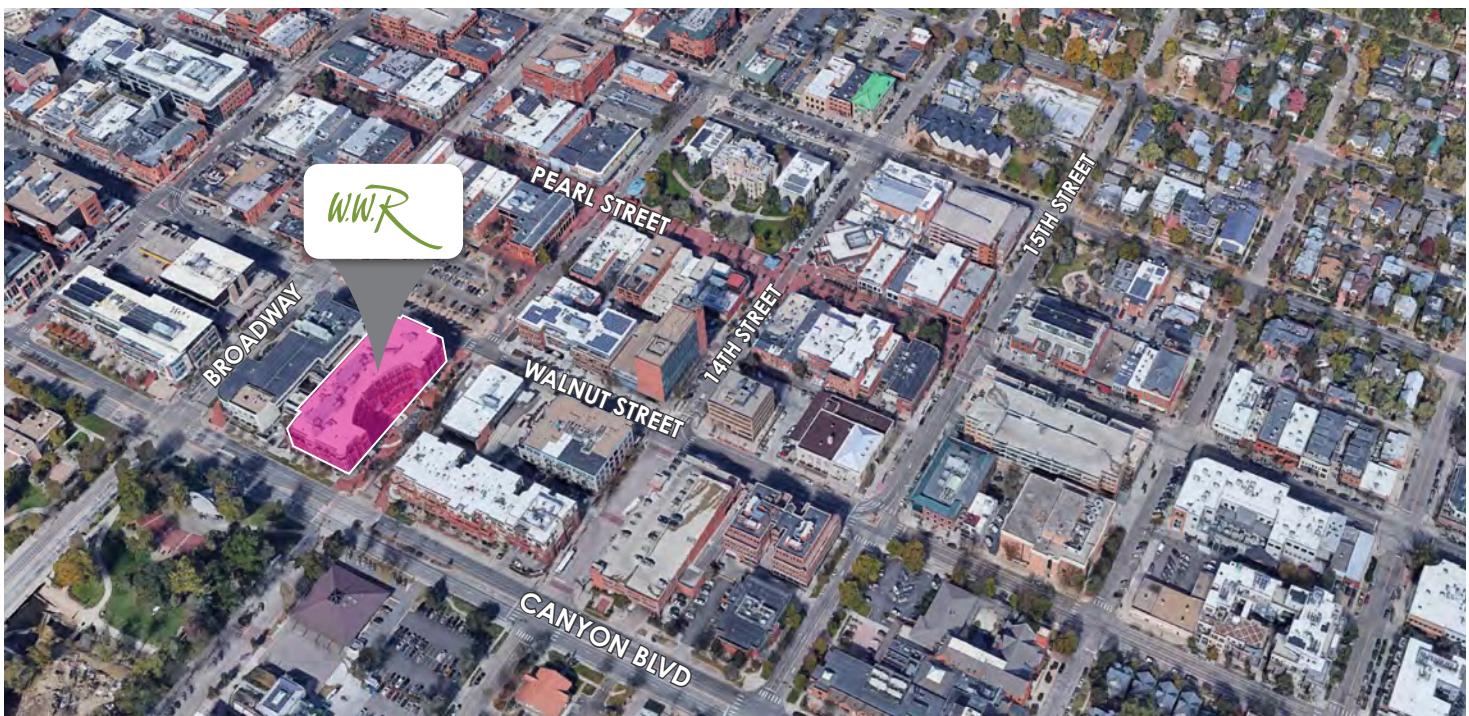
**CHAD HENRY**  
chenry@wwreynolds.com

**DREW WEIMAN**  
drew@wwreynolds.com

1801 13TH STREET, BOULDER, CO 80302

# ONE BOULDER PLAZA

THE  
*W.W. Reynolds*  
COMPANIES



## 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

**DREW WEIMAN**

drew@wwreynolds.com

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

THE  
*W.W. Reynolds*  
COMPANIES