

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

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
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1801 13TH STREET, BOULDER, CO 80302
SUITE 400



SIZE

Up to 29,129 SF



RENT

\$40 NNN



AVAILABLE

Immediately



EST. OP EX

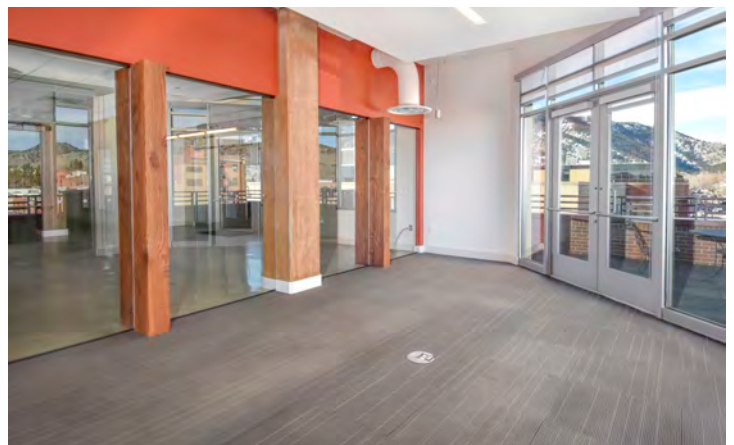
\$20.14 / SF

(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.



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PHOTOS

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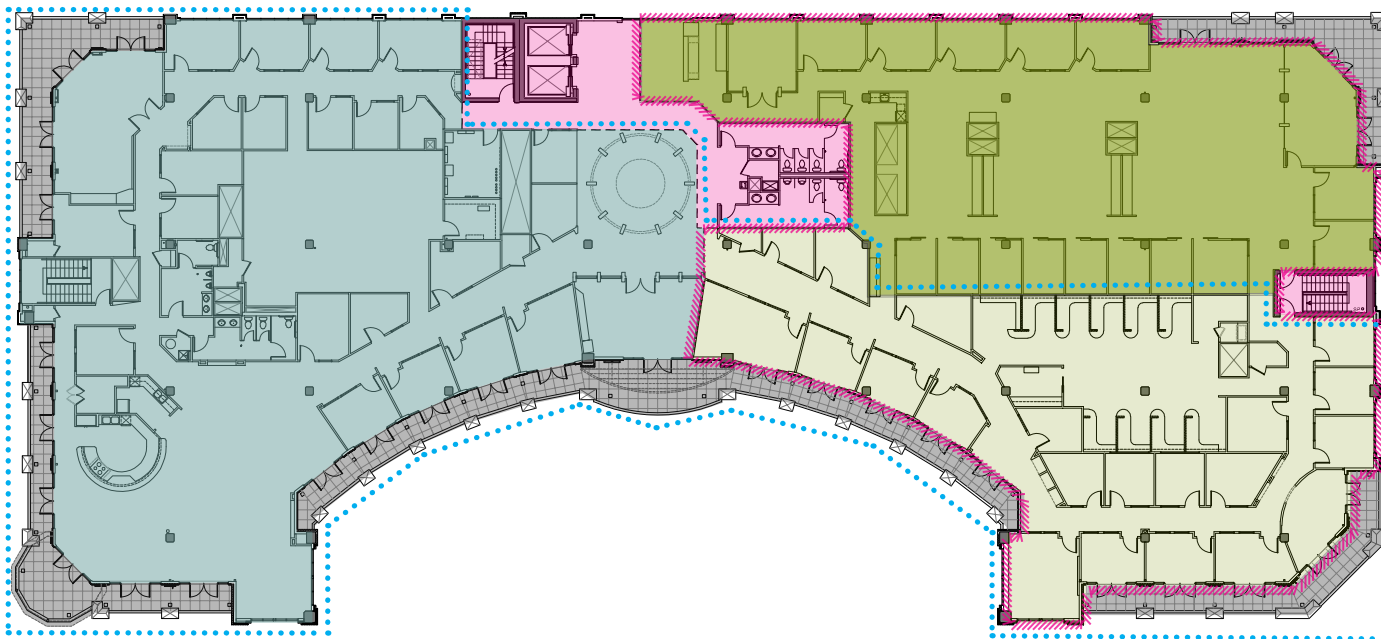
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FLOOR PLAN



LEVEL 4



FOURTH FLOOR TOTAL AVAILABLE AREA 29,129 SF

 SOUTH HALF - 15,687 SF	 NORTH HALF - 13,442 SF
 SOUTH HALF + NORTH EAST CORNER - 20,357 SF	 NORTH WEST CORNER - 8,772 SF
 COMMON AREA	 OUTDOOR PATIO AREA



SIZE

Up to 29,129 SF



RENT

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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.

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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.

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