

## Downtown Boulder Office Spaces for Lease

**2400 BROADWAY | BOULDER, CO 80302**  
**SUITE B**

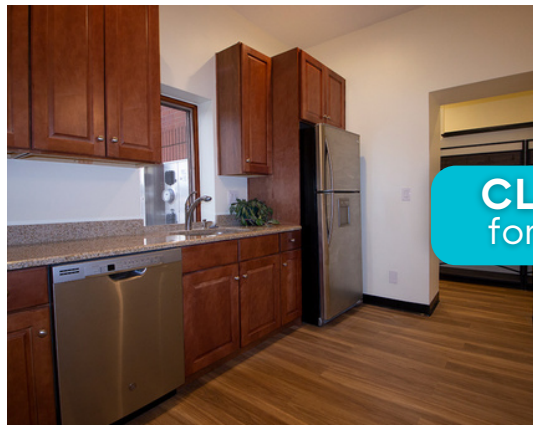
Size: 120+ SF Single Offices  
Rates: \$900/month gross  
Available: Now

# PEDAL, PARK, AND POWER THROUGH

Ditch the distractions and pedal into productivity. This centrally located office setup is a dream for bike commuters and business owners alike—with inside bike storage, a shower for post-ride refresh, and a high-end kitchenette to keep the coffee flowing. The space features four private offices, a glass-walled conference room, basement storage, and a front patio perfect for people-watching (or taking your calls in the sun). With three reserved parking spots, easy off-street neighborhood parking, and unbeatable Broadway visibility with strong traffic counts, this spot hits the sweet spot: convenience, character, and a front-row seat to Boulder's daily buzz.

### PROPERTY HIGHLIGHTS

- Shared High End Kitchenette
- Walk to Pearl Street or Ideal Market
- Bike storage, basement storage & shower
- 3 Reserved Parking Spots & Plenty of off-street neighborhood parking
- Great Broadway visibility



**CLICK HERE**  
for virtual tour

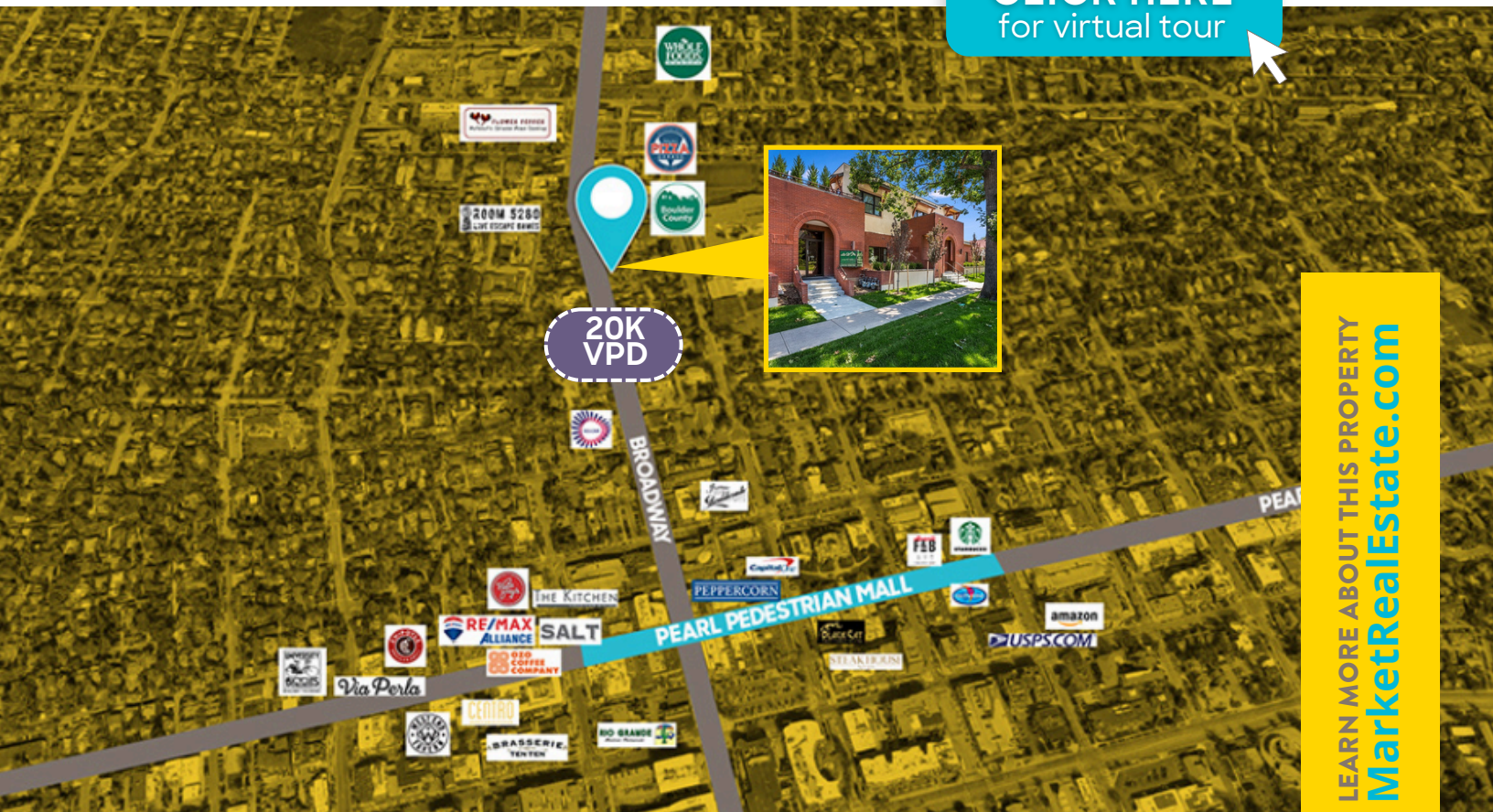


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