



## CENTRAL BOULDER OFFICE FOR LEASE

2503 WALNUT  
BOULDER, CO

### PROPERTY HIGHLIGHTS

**2503 Walnut is located in the heart of Boulder.** Close to many amenities and hotels. The Pearl Street mall and 29th Street mall are within a short distance. Elevator service, common area bathrooms and on-site parking. Professional image. This property is also zoned for medical tenants. Internet providers are Comcast and Lumen.

- Central Boulder location
- On-site parking
- Sprinklered
- Near bus route
- Near restaurants
- Beautiful views

Suite 200	1,694 RSF
Suite 201	1,450 RSF
Suite 301	1,663 RSF
Lease Rate	Starting at \$16.00/ RSF NNN
Expenses (Est)	\$16.00/RSF + Utilities
Lease Term	1-5 Years
Available	Immediately
Zoning	BC-2

**\*Suites 200 & 201 are contiguous and can be combined for a total of 3,144 RSF**

\*Broker owned property

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

### CONTACT US

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# CENTRAL BOULDER OFFICE SPACE FOR LEASE

2503 WALNUT STREET, BOULDER, CO 80301

Colorado  
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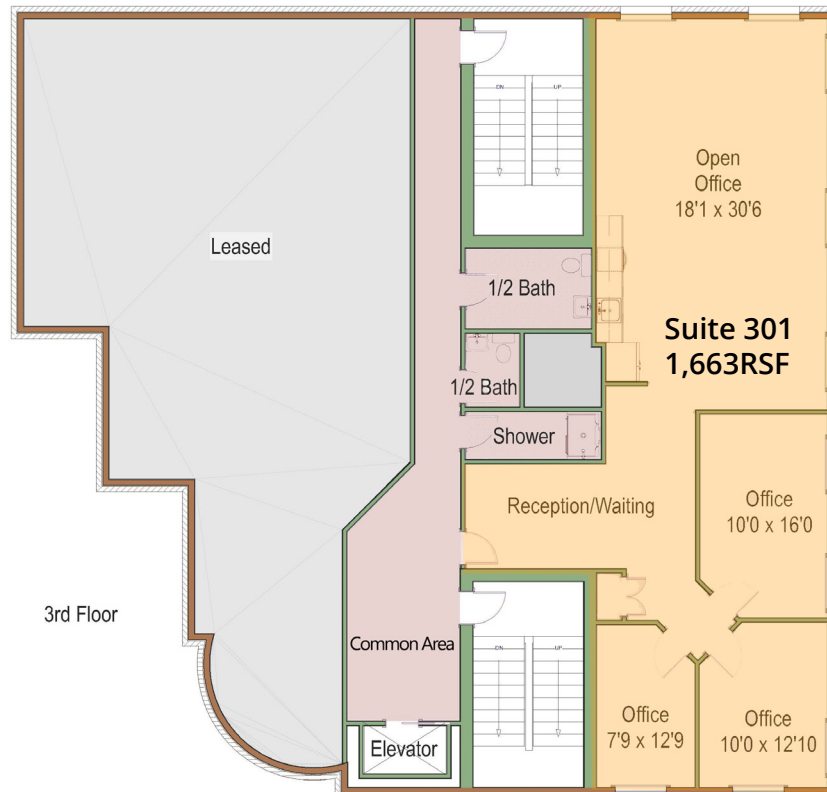
## PROPERTY FLOOR PLAN

### SUITE 200 & 201



COMBINED SUITES: 3,144 RSF

### SUITE 301





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## PROPERTY LOCATION

**NATURAL GROCERS** good4u | **FedEx**

**HAZEL'S BEVERAGE WORLD** | **SNARF'S Sandwiches** | **STARBUCKS COFFEE**

**REI CO-OP Office DEPOT** | **EMBASSY SUITES by Hilton** | **Hilton Garden Inn** | **Residence Inn Marriott** | **COST PLUS WORLD MARKET** | **the Village Shopping Center**



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\* For a complete disclaimer, please see page one of this brochure.