



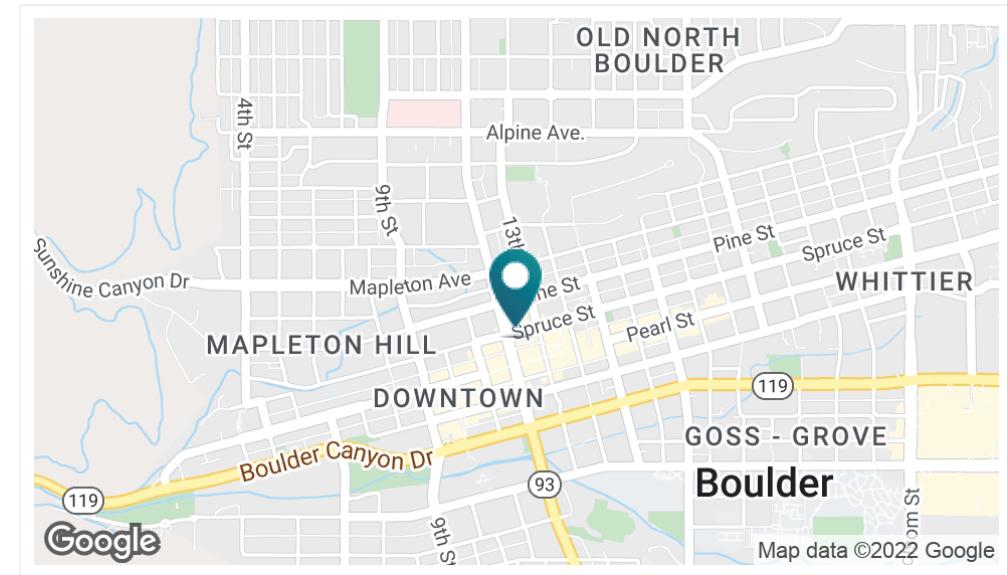
OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
NNN Expenses:	\$20.51 SF/yr
Building Size:	54,224 SF
Available SF:	600 - 20,595 SF
Year Built:	1891 - 1984
Renovated:	2020
Zoning:	DT-4

GEOFFREY E. KEYS

303.214.1540

keys@keys-commercial.com



PROPERTY OVERVIEW

Prominently located and highly visible office & retail building located at the southeast corner of Spruce & Broadway in Downtown Boulder. The property is in close proximity to and directly visible from a City of Boulder surface parking lot and a City of Boulder parking garage and advantageously positioned between these parking options and the iconic Boulderado Hotel to the north and the Pearl Street Pedestrian Mall and St. Julien Hotel to the south.

Sienna Square features a variety of available office suites ranging in size and layout. These available spaces are in good condition and can be taken immediately as-is or improved to meet any requirement. The building features common showers, bike storage, and seating throughout its stunning five-story atrium.

PROPERTY HIGHLIGHTS

Prominent downtown location with high visibility to foot & vehicle traffic.

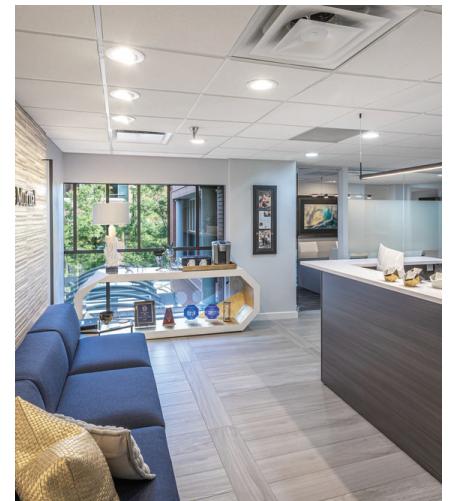
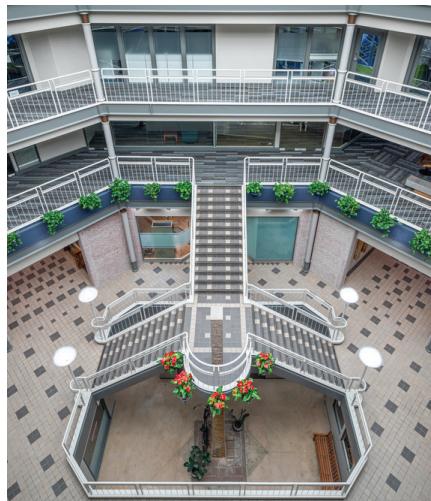
Located in 'CAGID" district. Tenants are eligible for free RTD Eco-passes and visitor parking validation program.

In immediate proximity to multiple parking options. City garage parking permits available to tenants.

FOR LEASE | OFFICE | RETAIL

SIENA SQUARE

Keys Commercial



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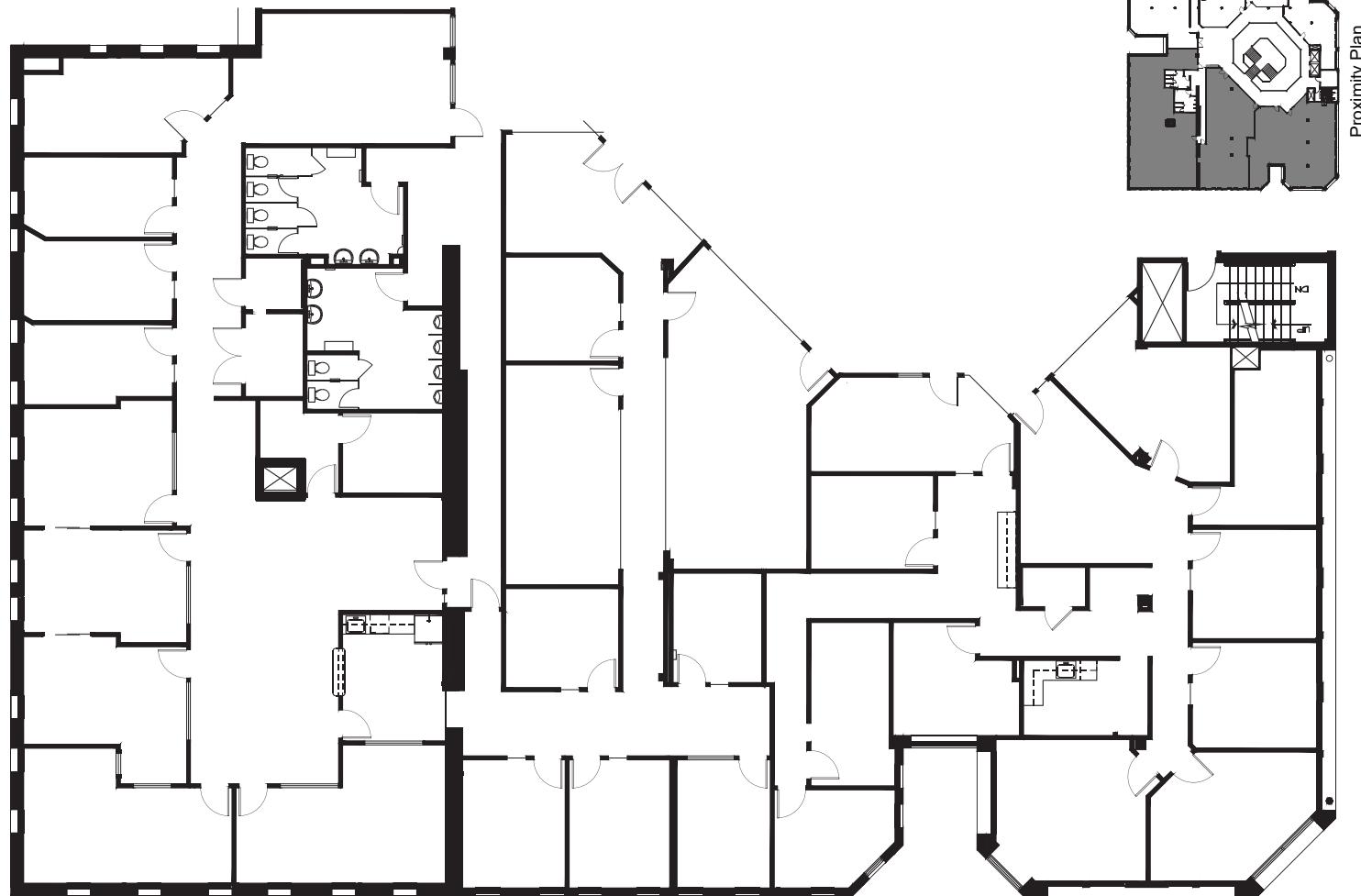
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SIENA SQUARE

SUITES 200 & 225 (12,263 RSF)

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Available Space Floor 2



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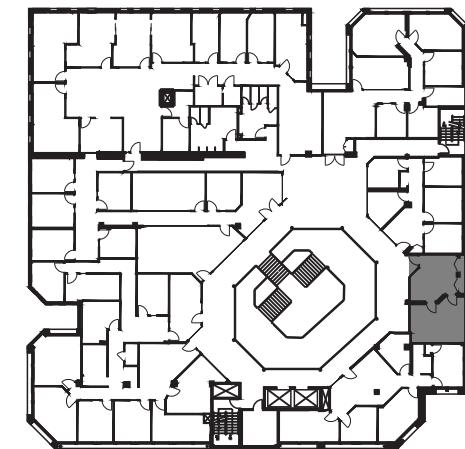
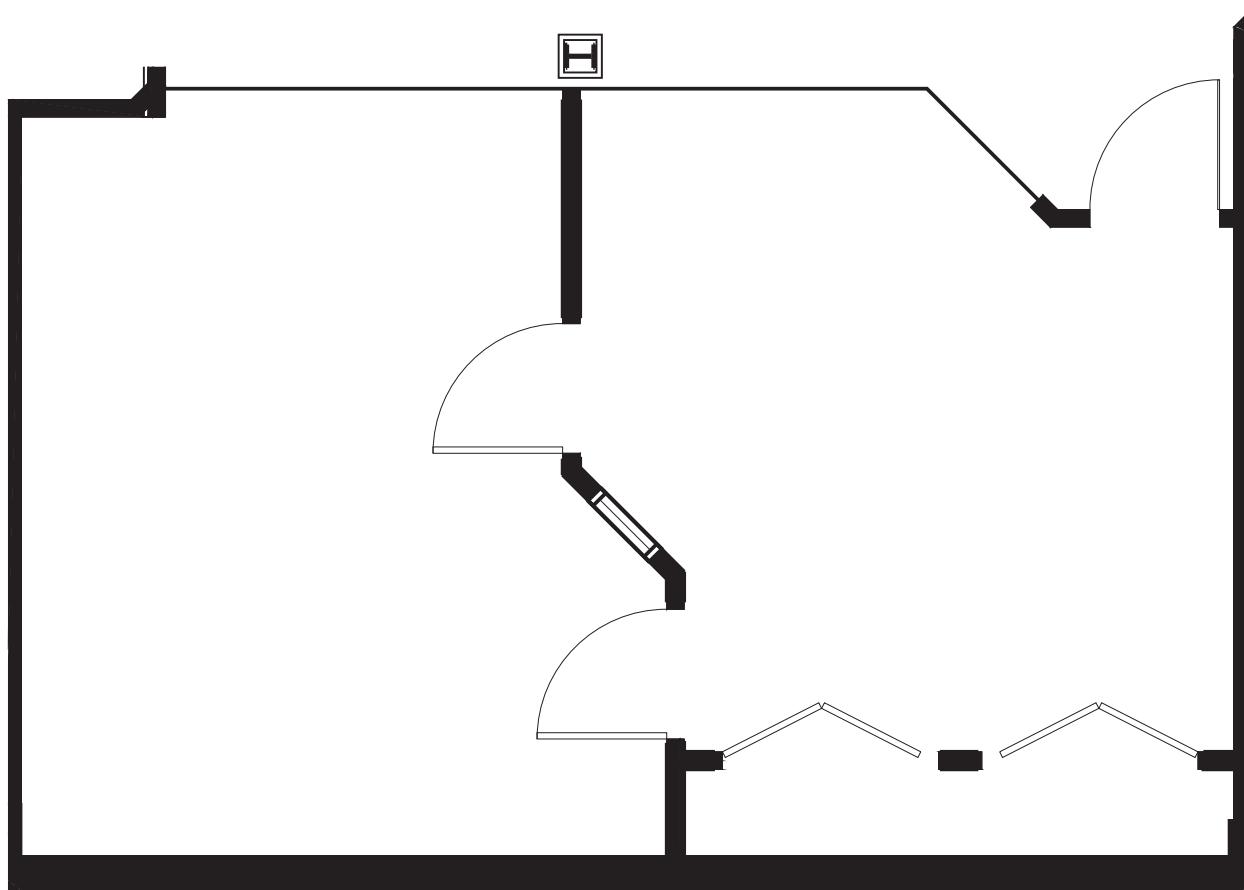
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SIENA SQUARE

SUITE 270 (596 RSF)

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Proximity Plan

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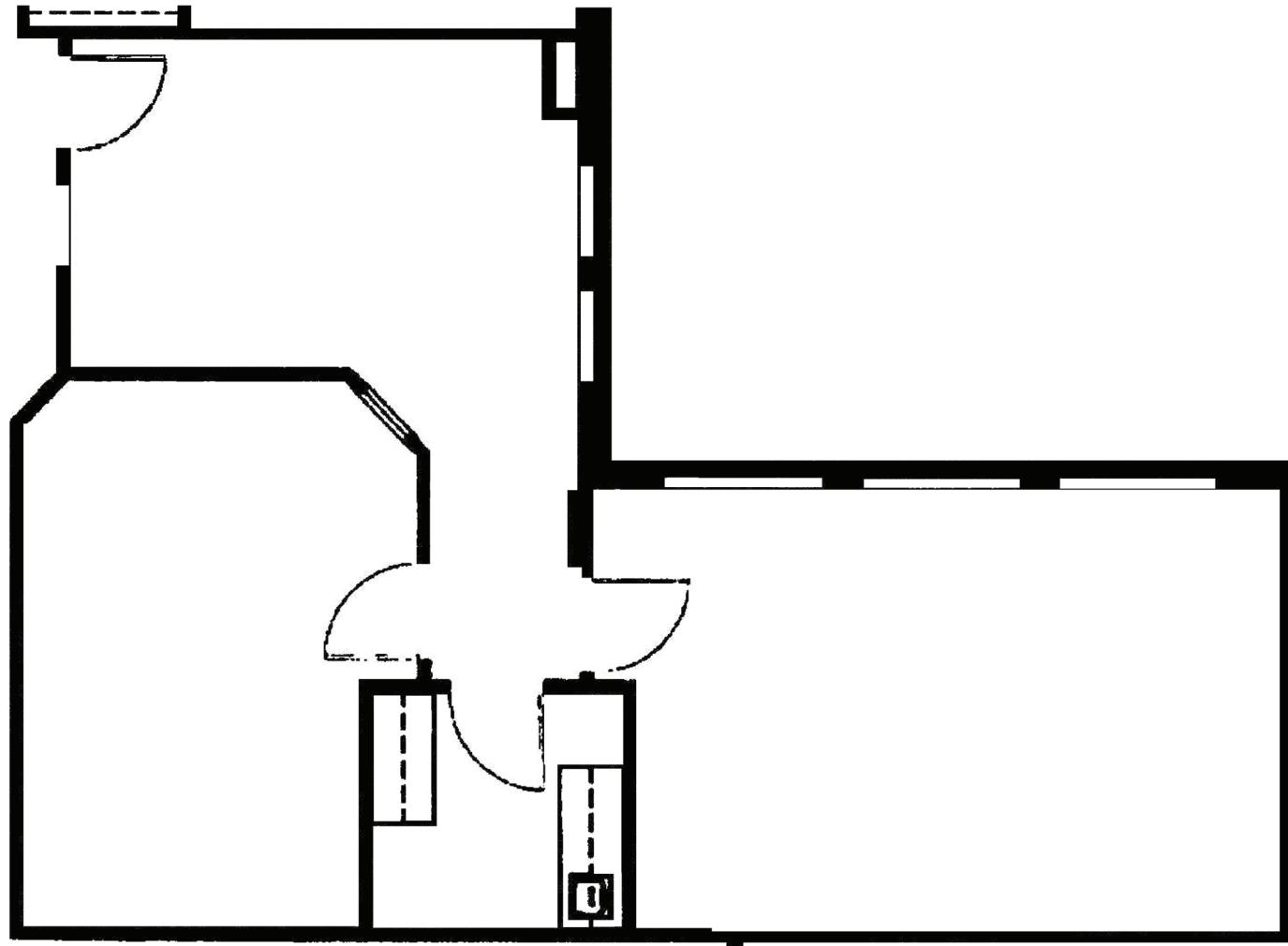
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SIENA SQUARE

SUITE 310 (996 RSF)

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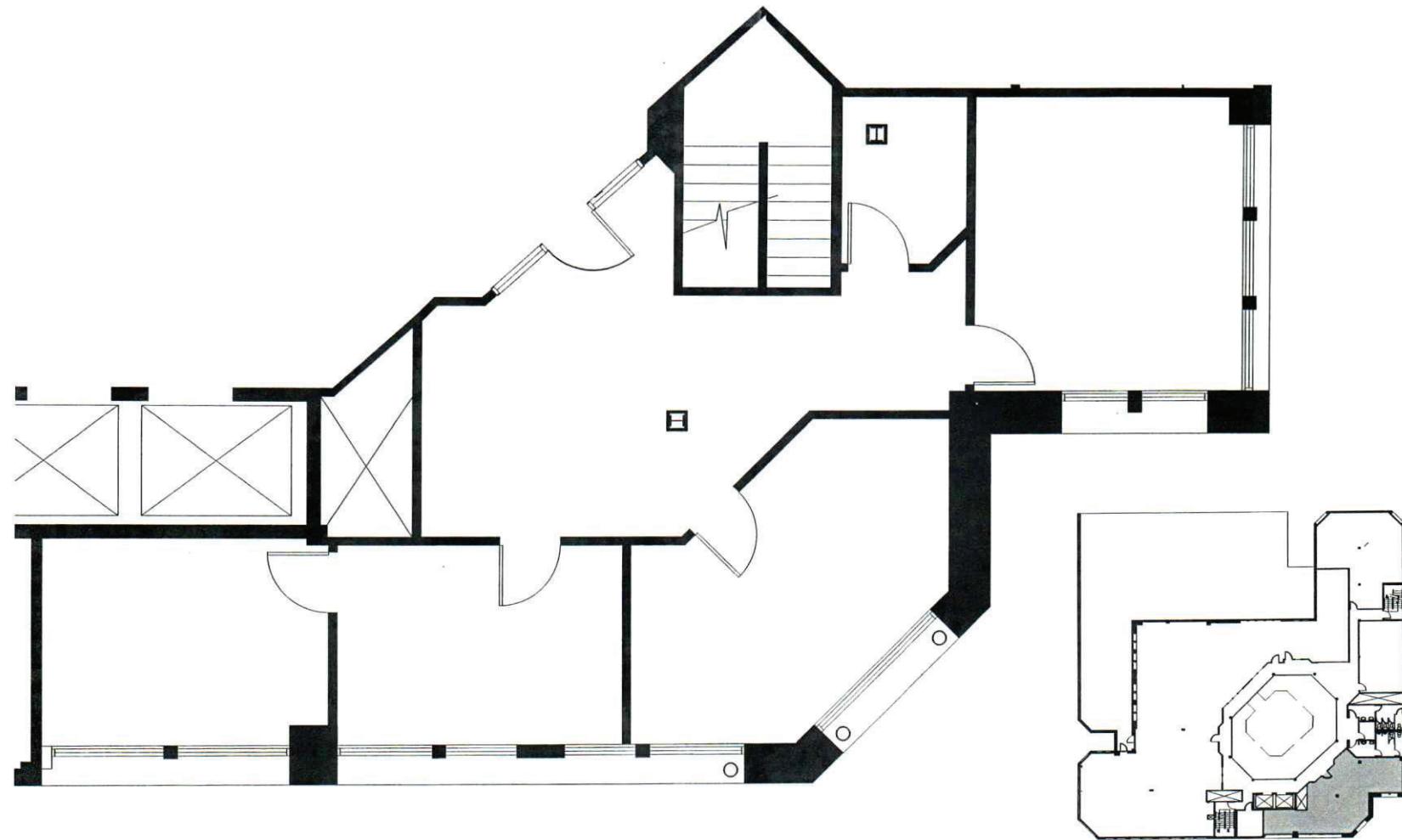
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SIENA SQUARE

SUITE 380 (1,356 RSF)

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Proximity Plan

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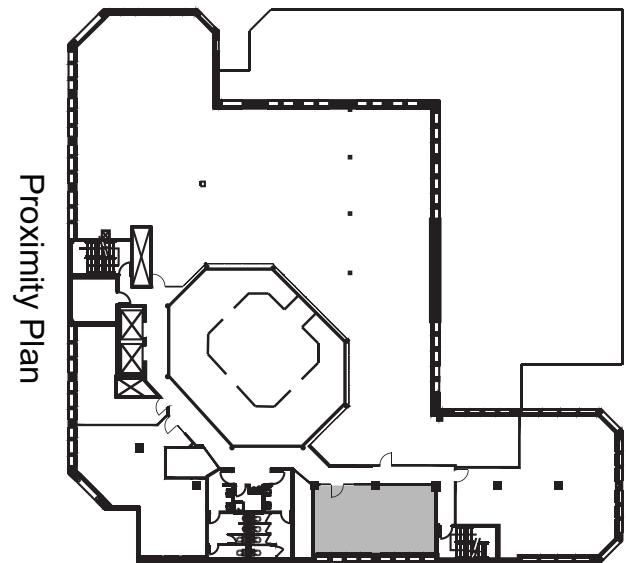
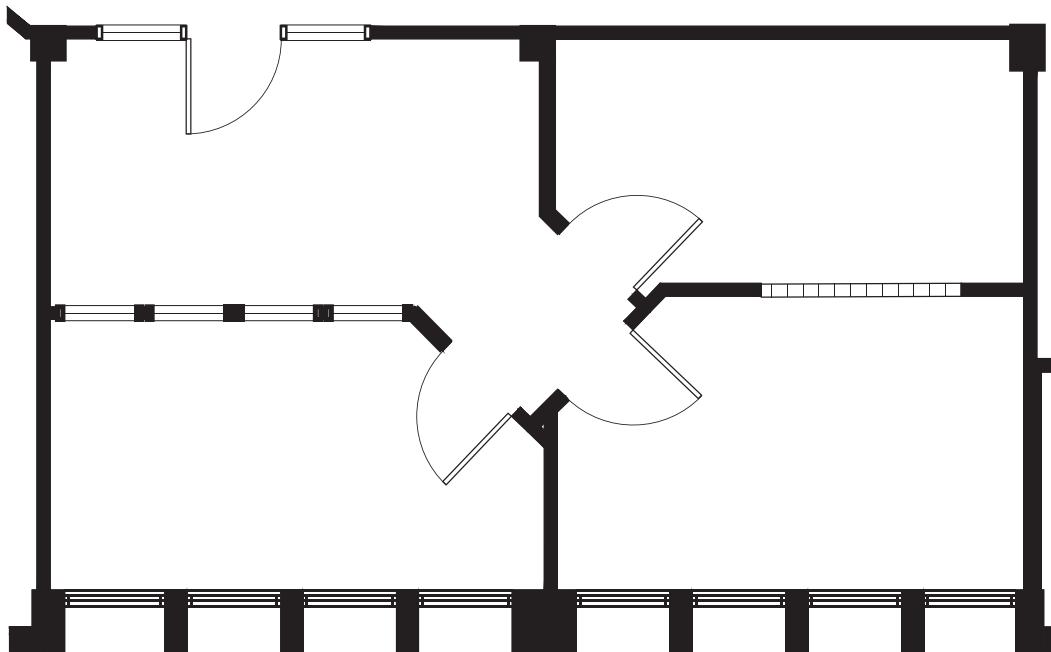
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SIENA SQUARE

SUITE 460 (652 RSF)

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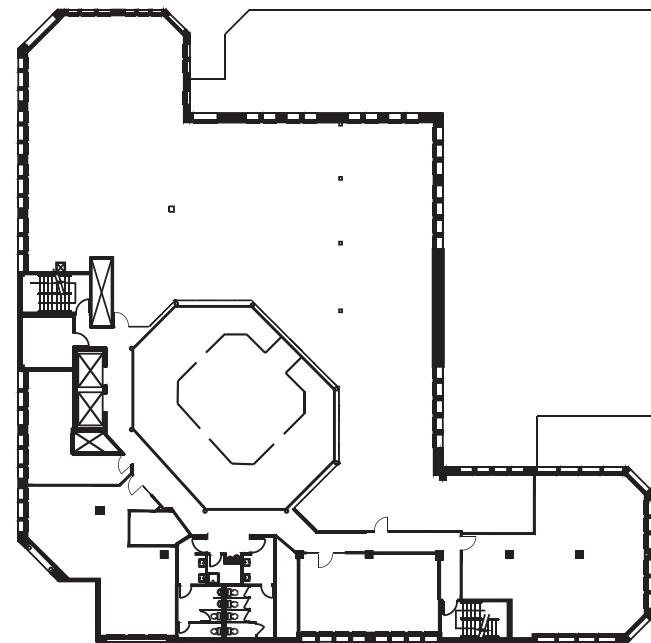
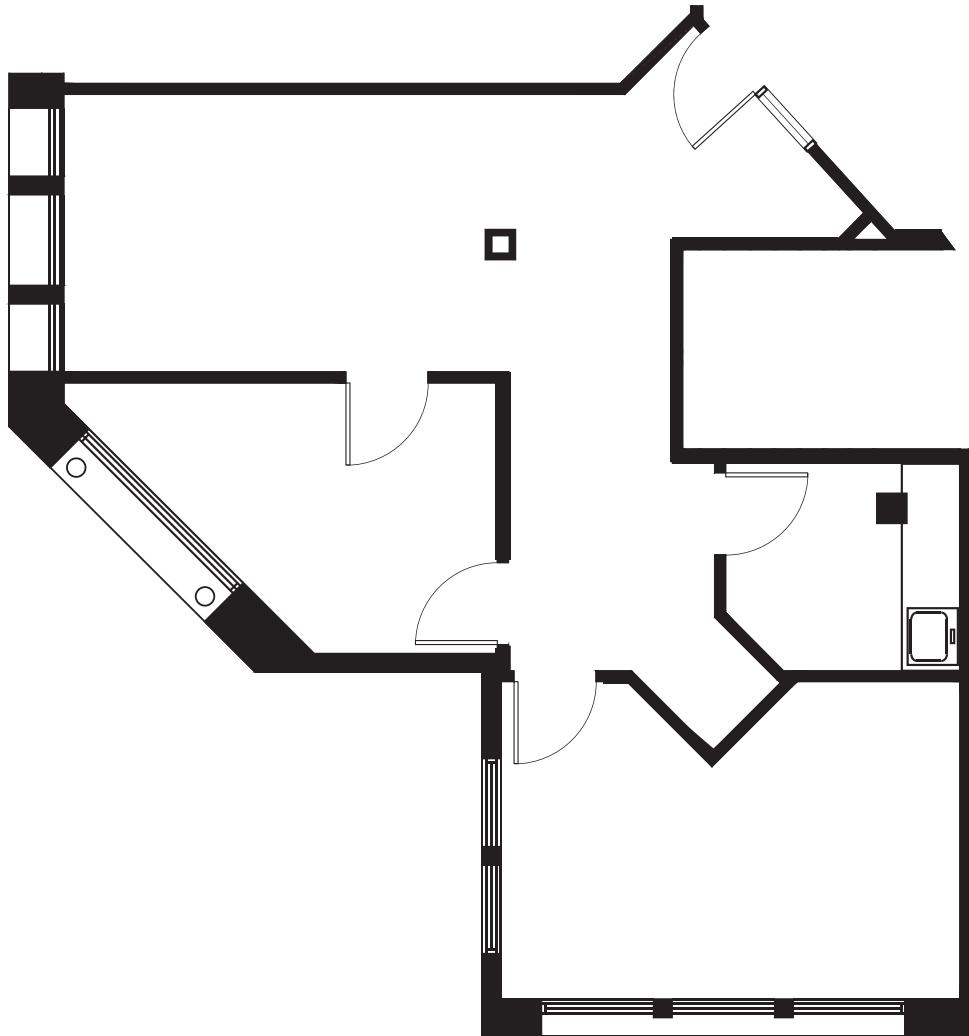
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SIENA SQUARE

SUITE 480 (1,012 RSF)

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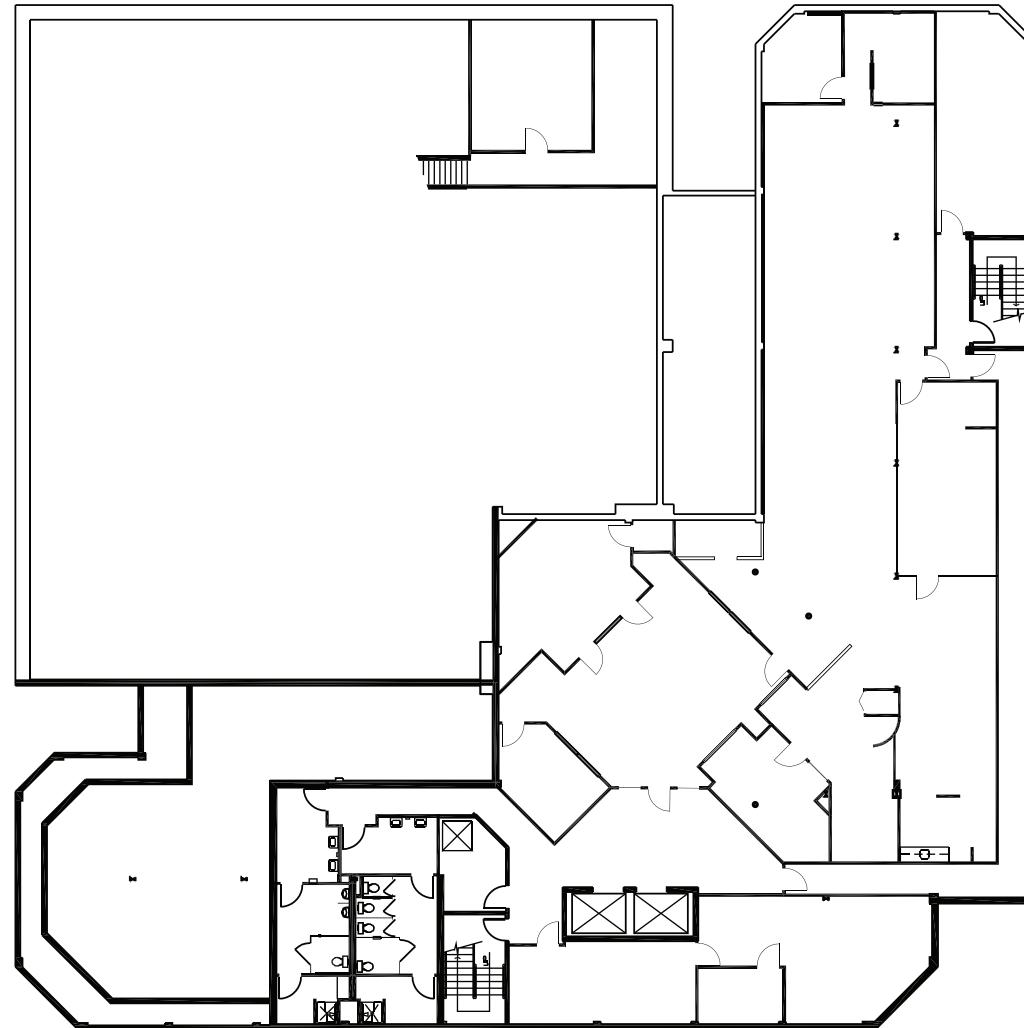
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SIENA SQUARE

LOWER LEVEL (4,650 RSF)

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