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# DOWNTOWN BOULDER PENTHOUSE SUITE FOR SALE

1002 WALNUT STREET, SUITE 300  
BOULDER, COLORADO 80302

**Discover an exceptional 4,948 SF office penthouse suite in the heart of Downtown Boulder.** Located on the third floor of 1002 Walnut Street, this premier workspace combines sophisticated contemporary finishes with an unparalleled location. Offering expansive views of Boulder's vibrant cityscape as well as Flatiron views from the office (!!), this private suite is designed for productivity and prestige. With exclusive access to the entire space and premium amenities, this office is a distinguished choice for businesses seeking a dynamic and inspiring environment.

[Call us for more information and to set up a tour.](#)

## TERMS

Suite 300:

4,948 SF

Price:

Negotiable

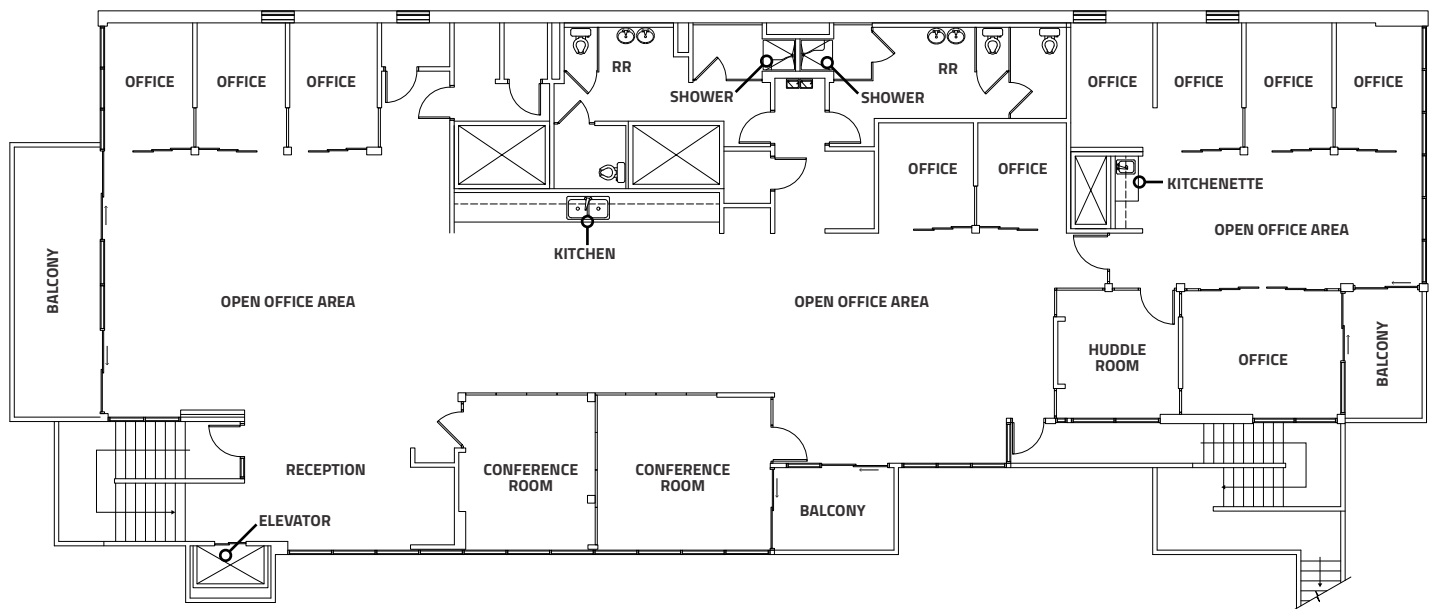
Timing:

Flexible, Seller can lease back for a period of up to 2 years

## PROPERTY FEATURES

- **Prime Downtown Location:** Situated one block from Pearl Street Mall and adjacent to the elegant St. Julien Hotel, offering unmatched access to Boulder's vibrant business and cultural hub.
- **Exclusive Private Suite:** No shared interior common areas, providing complete privacy and control over the entire 4,948 SF space.
- **Stunning Penthouse Views:** Panoramic vistas of the iconic Flatirons, enhancing the workspace with natural beauty.
- **Private Balcony:** Dedicated outdoor space for relaxation or informal meetings, a rare feature in downtown Boulder.
- **Fully Renovated Interior:** Recently upgraded with contemporary finishes, creating a modern, welcoming atmosphere for employees and clients.
- **Thoughtfully Designed for Professionals:** Spacious, open layout tailored for local businesses seeking a prestigious and functional office environment.
- **Convenient Elevator Access:** Located in a three-story office and retail building with a centrally positioned elevator for seamless access.
- **Parking:** On site parking (5 spots) and next to the St. Julien parking garage.

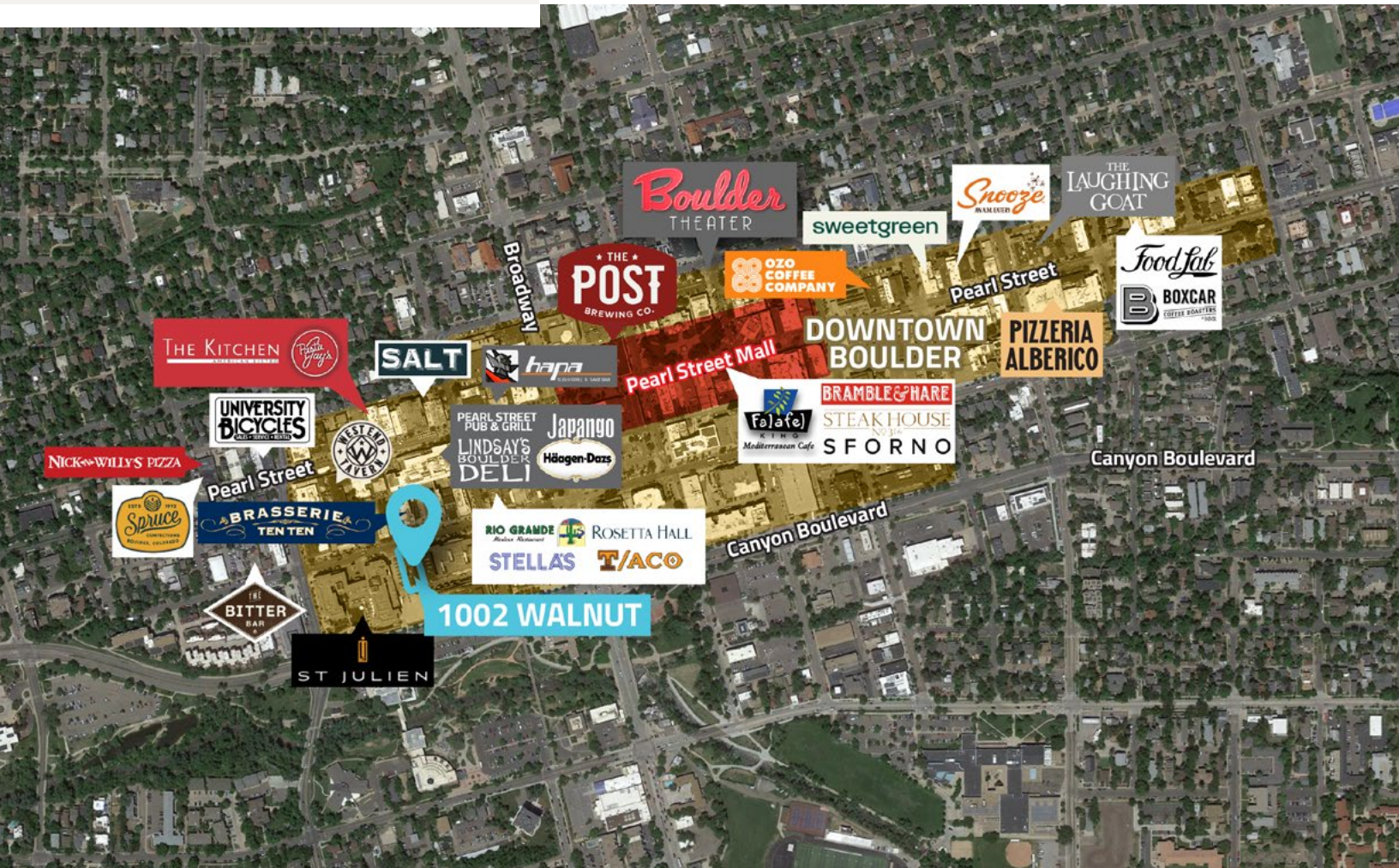
### FLOOR PLAN



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