



## PROPERTY HIGHLIGHTS

**Budget Downtown Boulder Showroom & Creative Space for Lease.** Entire building available. Steps from a variety of restaurants, bus route, and shopping. Suite A features a south facing, sunny office buildout. Suite B was previously a fitness studio and has access to a loading area with a roll-up door. Free, on-site parking! Frontage on Walnut Street with monument signage. Zoning allows for a wide variety of uses.

- Free, On-site Parking in Downtown Boulder
- Prime Downtown Boulder Location
- Budget Oriented Lease Rates
- Available Immediately

Unit	Square ft	Price
Suite A	3,006 SF	\$12.25/SF + \$15.10 (NNN) = \$6,851.18/ Month
Suite B	4,194 SF	\$12.25/SF + \$15.10 (NNN) = \$9,558.83/ Month
Entire Building	7,200 SF	\$12.25/SF + \$15.10 (NNN) = \$16,410/ Month
Operating Expenses	\$15.10/SF (est)	



FOR MORE INFORMATION

 Near bike path	 Monument Sign	 Near restaurants
 High Traffic	 On bus route	 Roll Up Door

**Ashley Overton**  
Senior Commercial Broker  
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# DOWNTOWN BOULDER SHOWROOM & CREATIVE SPACE

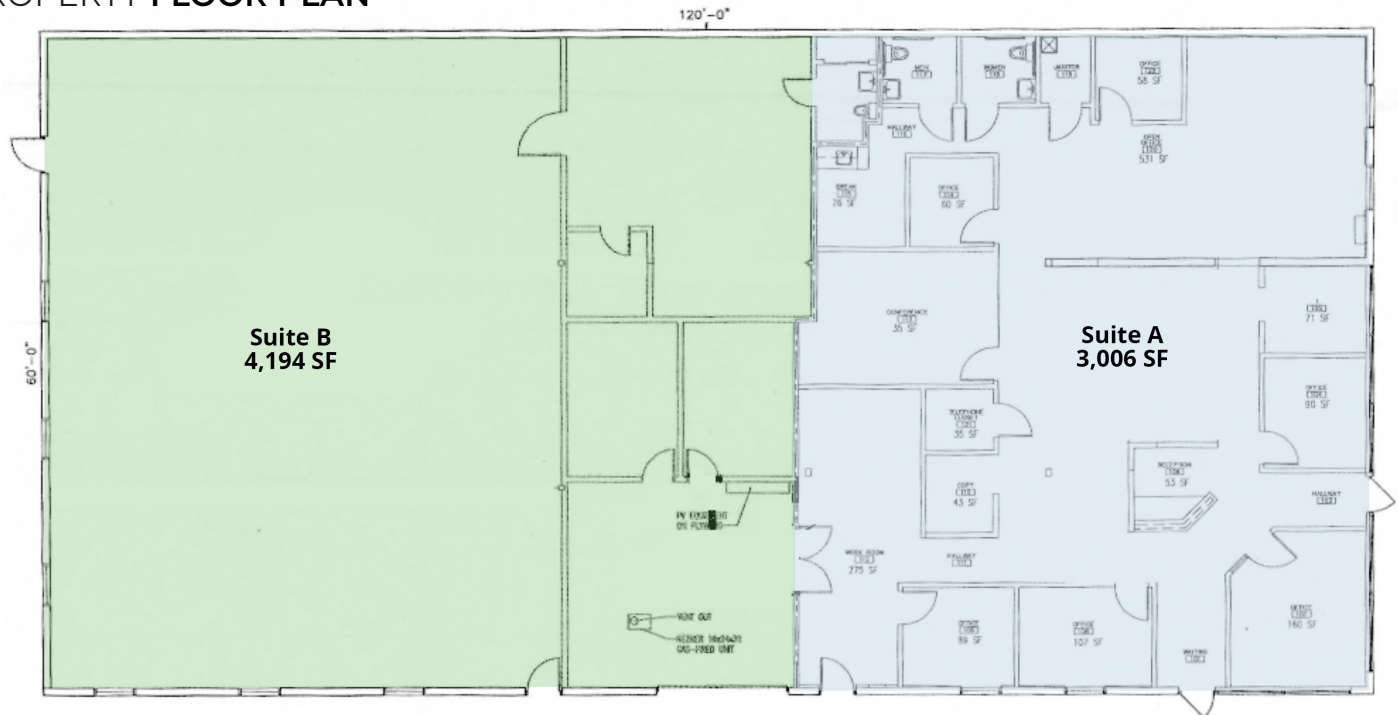
1725 Walnut Street, Boulder, CO 80302



## PROPERTY PHOTOS



## PROPERTY FLOOR PLAN



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

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## PROPERTY LOCATION



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