

DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

1801 13th Street, Boulder, CO 80302

ONE BOULDER PLAZA



ABOUT THE BUILDING

An upscale mixed-use development in the heart of Downtown Boulder, One Boulder Plaza is spanned across 2 square city blocks and features a full service fitness center, underground parking and 24/7 on-site security.

- Class "A" building
- Great natural light and outdoor courtyards
- Steps away from Pearl Street Mall and RTD Transit Station

CHAD HENRY

chenry@wwreynolds.com

DREW WEIMAN

drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

P. 303-442-8687

www.wwreynolds.com

1801 13TH STREET, BOULDER, CO 80302

SUITE 200



SIZE

10,887 SF*



RENT

\$32 NNN



AVAILABLE

Immediately



EST. OP EX

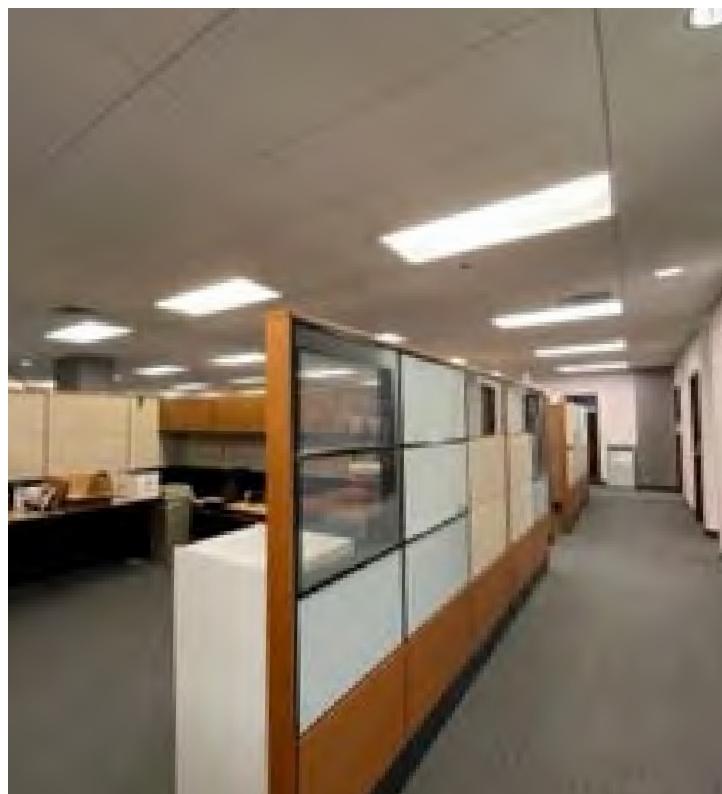
\$20.14 / SF

(including utilities)

SPACE NOTES

Professional office suite available for lease in One Boulder Plaza. Comprised of 10,887 SF, a welcoming reception area, 19 private offices, 2 conference rooms, open area that can accommodate up to 17 workstations, a break room, a copy & file room, and private restrooms within the suite.

*Up to 16,625 SF if combined with adjacent Suite 206



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1801 13TH STREET, BOULDER, CO 80302

SUITE 206



SIZE

5,738 SF



RENT

\$32 NNN



AVAILABLE

Immediately



EST. OP EX

\$20.14 / SF
(including utilities)

SPACE NOTES

With just over 5,700 SF available for lease, this traditional professional office suite features a dozen private offices, two conference rooms, a spacious reception area, break room and private restrooms within the suite. Ample window line provides great natural light and nice views in each of the private offices.

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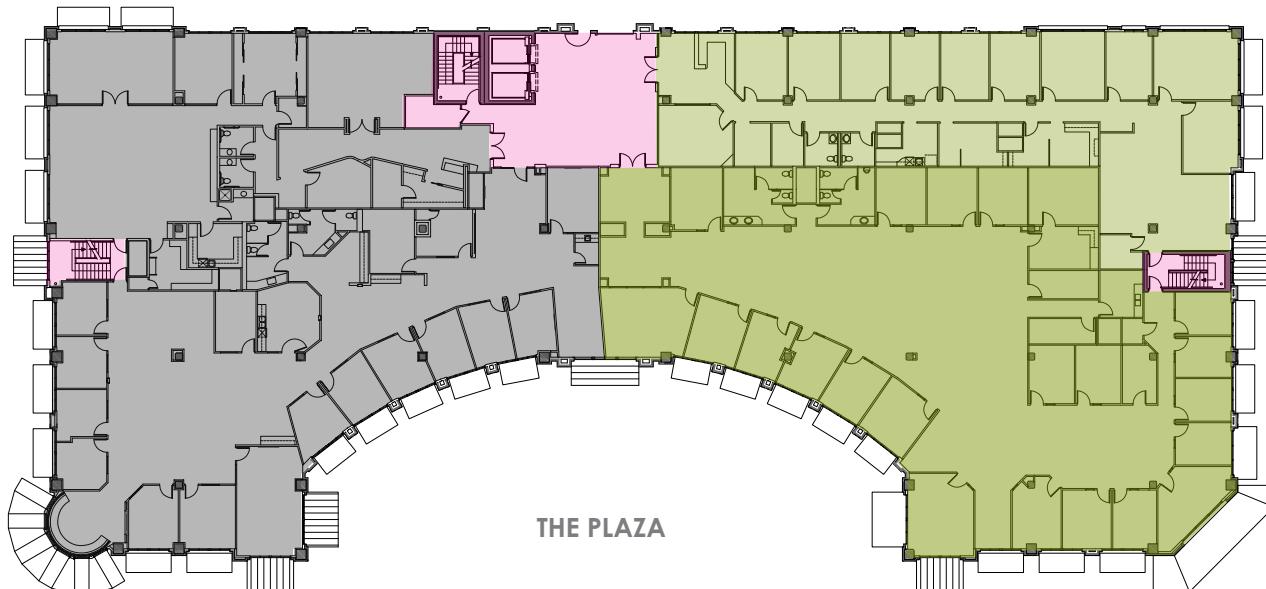
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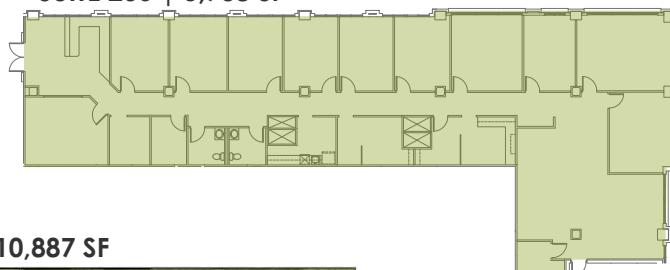
FLOOR PLAN



LEVEL 2



SUITE 206 | 5,738 SF



SUITE 200 | 10,887 SF



LEASED

AVAILABLE

COMMON AREA

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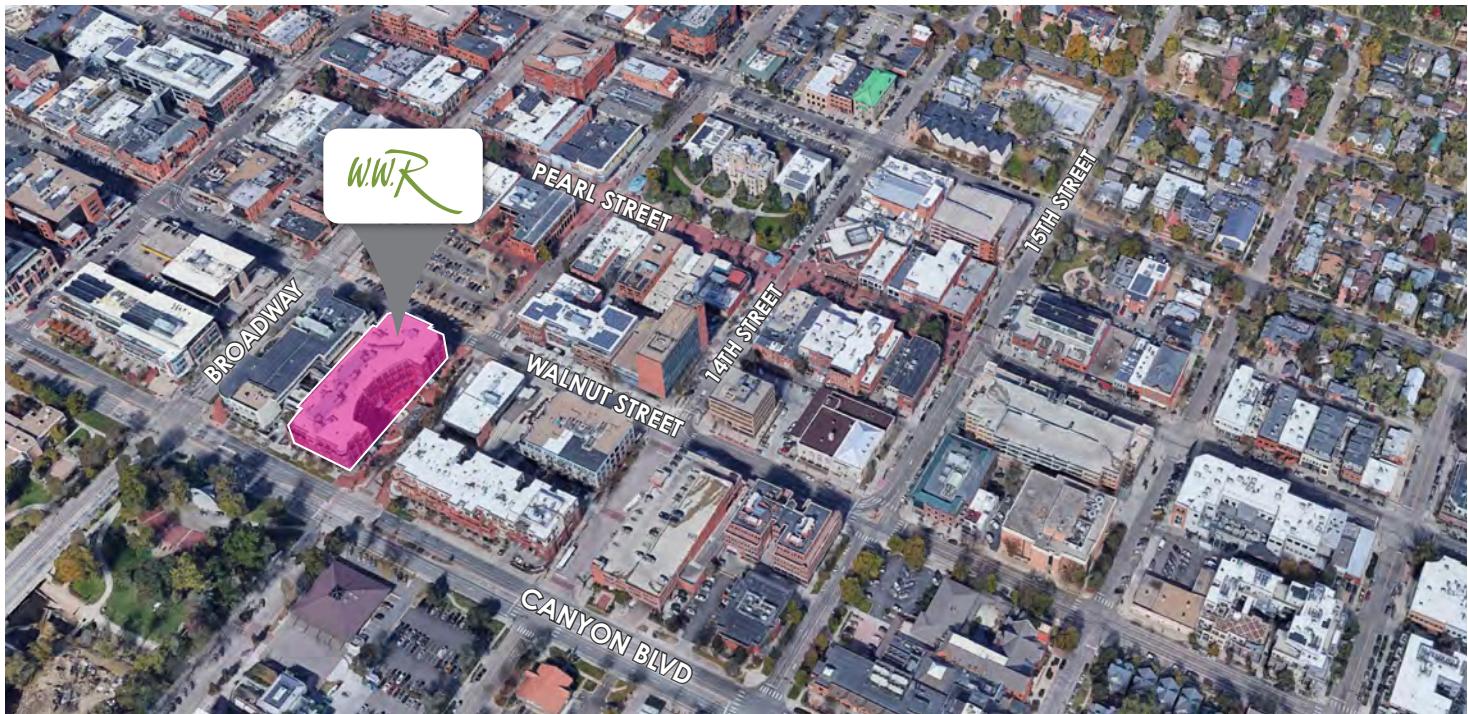
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LOCATION NOTES:

Spanning across two square city blocks, One Boulder Plaza offers a Downtown Boulder location second to none. Located just one block off the Historic Pearl Street Mall, near the RTD Transit Center and providing easy access in and out of town via Canyon Boulevard, One Boulder Plaza is the best of all worlds.

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