

DOWNTOWN OFFICE SPACE ON SPRUCE
FOR LEASE
1215 SPRUCE ST, BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Lease an iconic Boulder commercial space just one block from Pearl Street Mall in the architecturally renowned, LEED Platinum-Certified 1215 Spruce building. This historic Boulder property features expansive Flatiron views, abundant natural light, and flexible workspace options including private offices, shared workspaces, and larger suites ideal for wellness, medical, aesthetic and professional service tenants. Home to the famous Frank Shorter Olympic mural, the building offers premium amenities such as conference rooms, a yoga studio, and secure bike storage. 1215 Spruce attracts Boulder's wellness-focused, high-quality demographic, with curated tenants like Ikigai Wellness, Boulder Plastic Surgery, Four Seasons Skin Care, Ember Salon, and Lazzaro Medical. Steps from award-winning restaurants, boutique retail, and outdoor recreation, it's the perfect balance of Boulder lifestyle and professional productivity.



Near Bike Path



On Bus Route



Near Restaurants



Flatiron Views



Eco-Friendly HVAC System



LEED Platinum Certified



Shower/Locker Room



Indoor Bike Storage



Shared Yoga Room

Suite 101 Timing	1,982 RSF 5/1/27
Suite 200 Timing	3,397 RSF Immediately
Suite 201 Timing	4,145 RSF Immediately
Total Office Space	9,524 RSF
Lease Rate	Negotiable NNN
Expenses (Est)	\$21.89/RSF NNN Utilities Included
Parking	1:1,000 SF Additional parking options available
Zoning	DT-4



CrabtreeTeam

FOR MORE INFORMATION

Liz Amaro

Commercial Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

Scott Crabtree

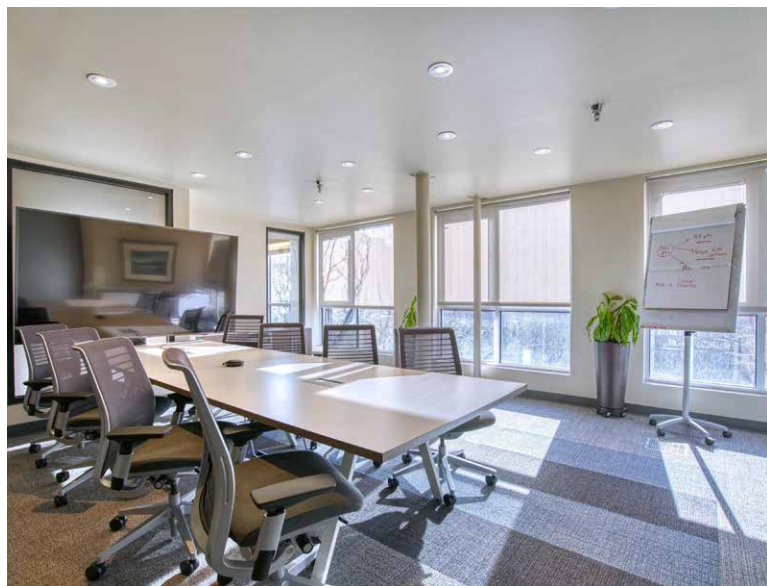
MBA LEED@AP
Senior Commercial Broker
303.449.2131 ext 125
crabtree@coloradogroup.com

OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



SUITE 200 PHOTOS



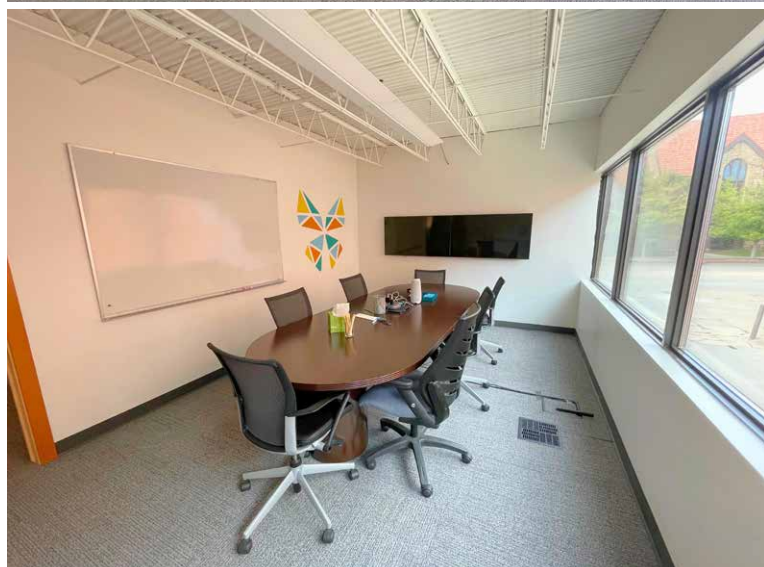
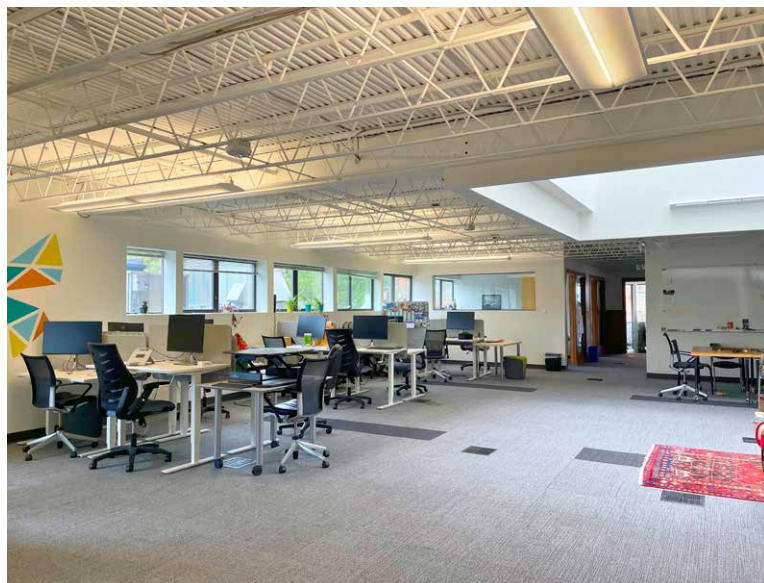
For a complete disclaimer, please see page one of this brochure.

OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



SUITE 201 PHOTOS



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

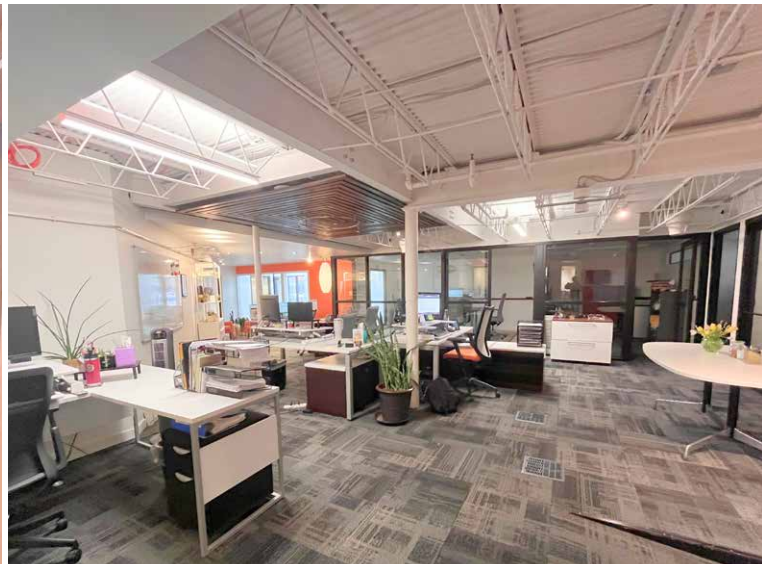
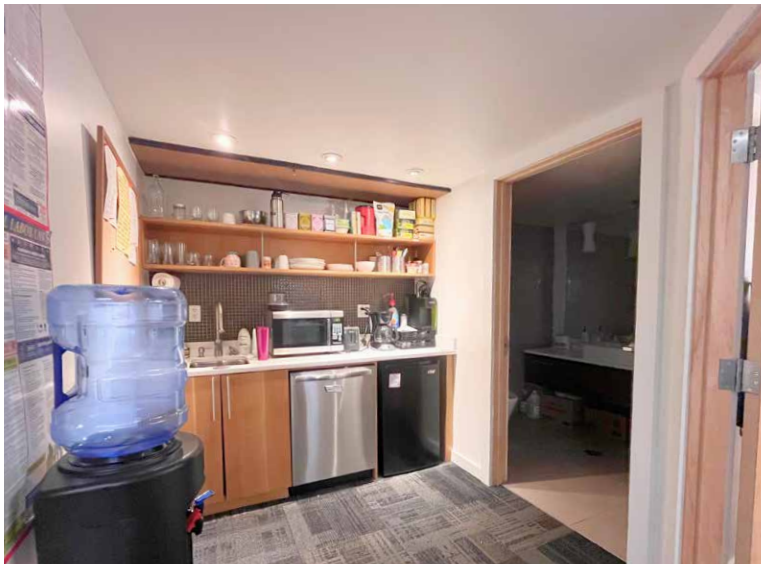
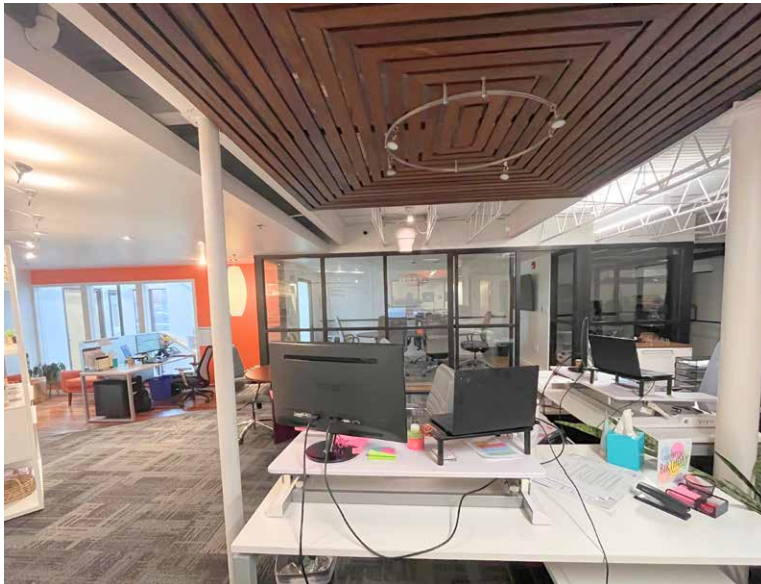
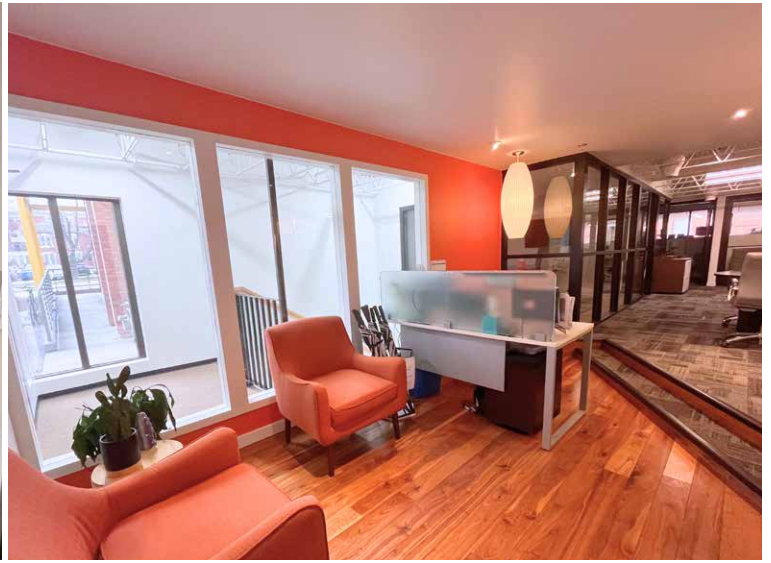
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



SUITE 101 PHOTOS



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



BUILDING AMENITIES PHOTOS



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

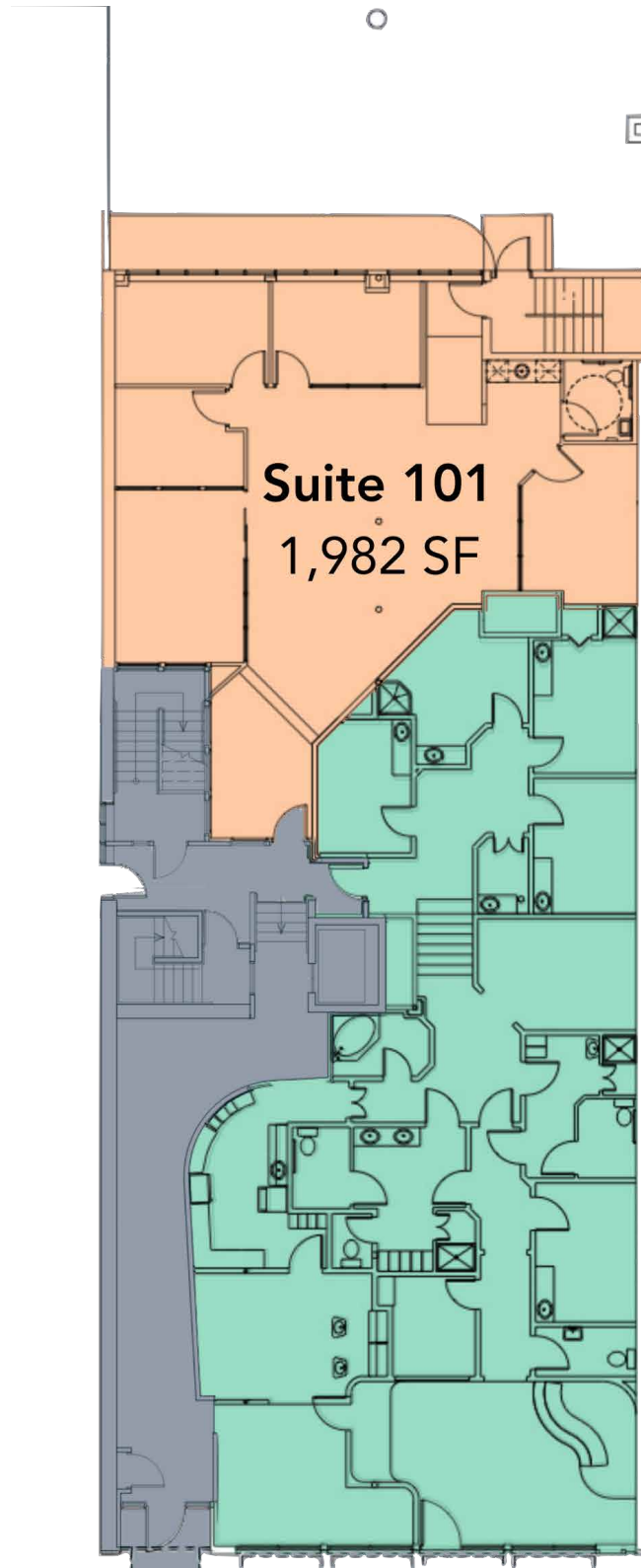
OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



PROPERTY FLOOR PLANS

SUITE 101



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

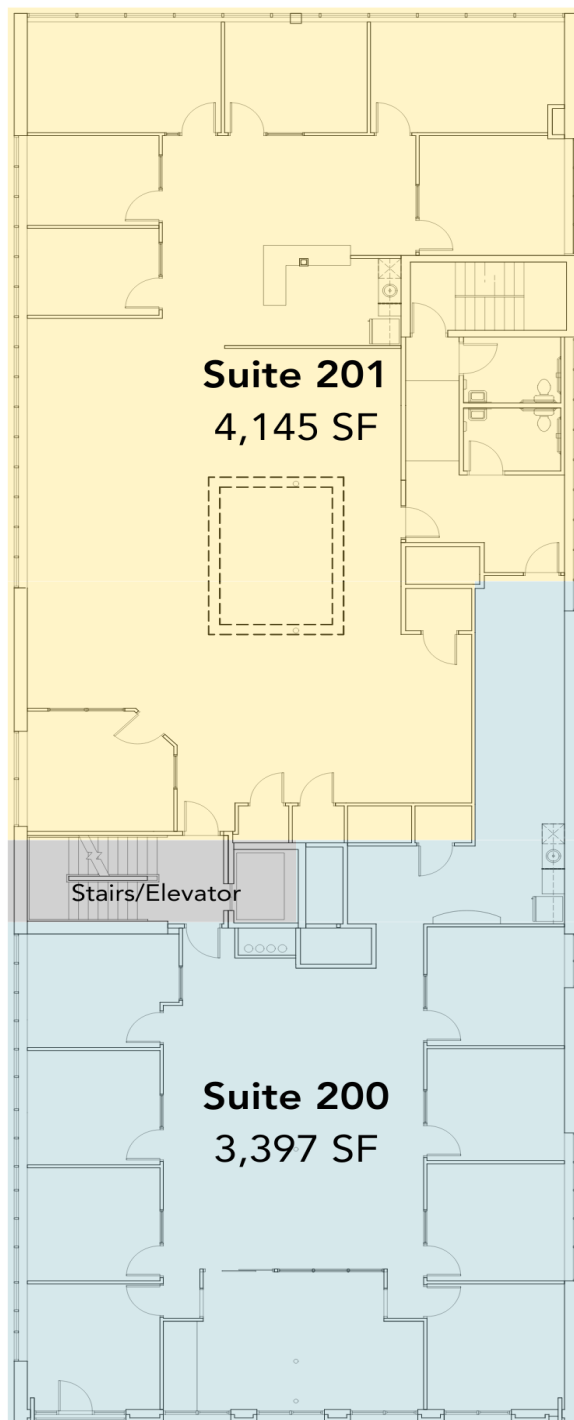
OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



PROPERTY FLOOR PLANS

SUITES 200 & 201



SPRUCE STREET

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

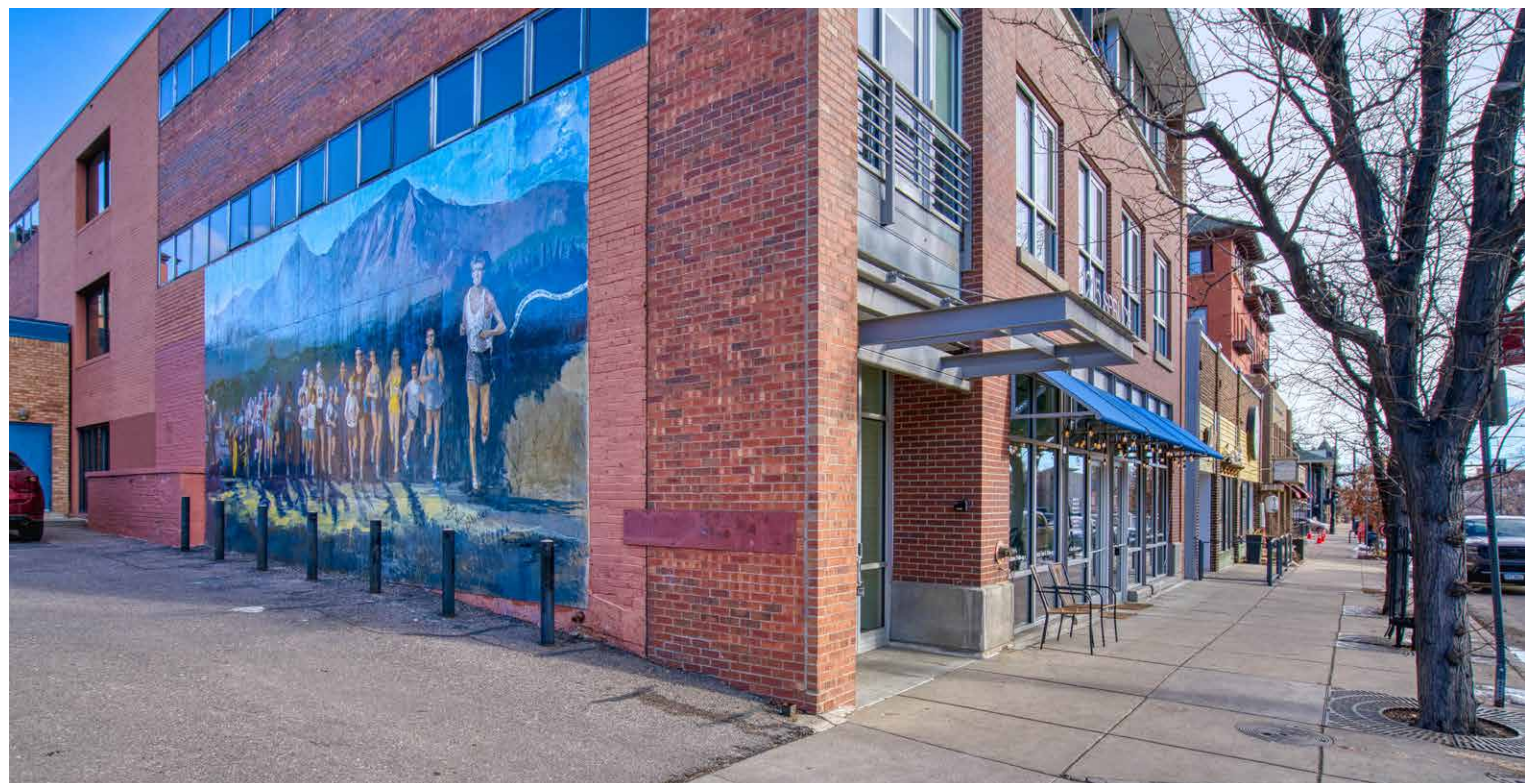
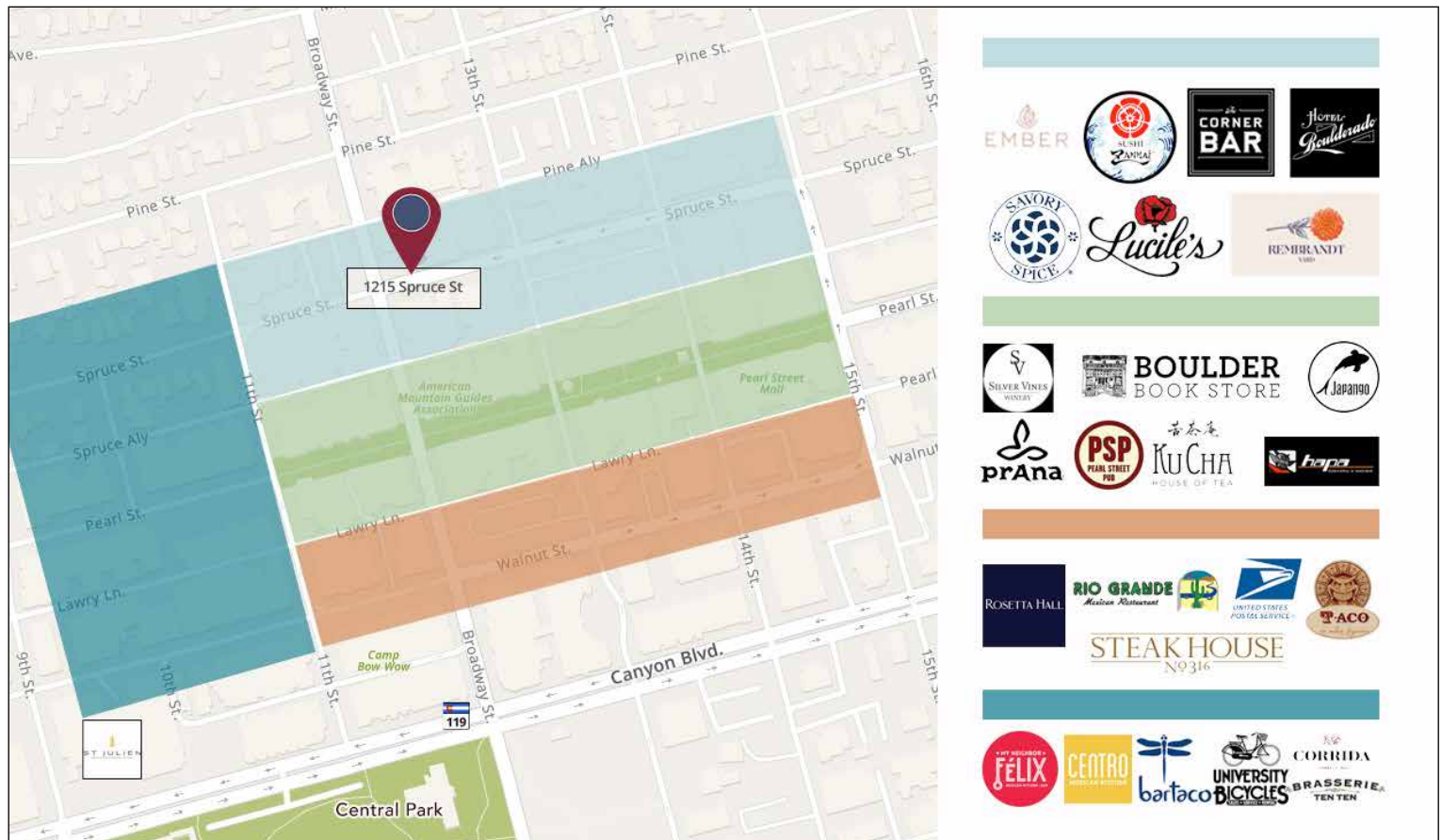
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

OFFICE SPACE ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302



PROPERTY LOCATION



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com