



SHARED SALON & SPA SPACE FOR LEASE

1215 SPRUCE ST, BOULDER, CO 80302

PROPERTY HIGHLIGHTS

Independence Meets Community: Join a Thriving Beauty & Wellness Space in Downtown Boulder. Looking for a collaborative space to offer your salon, wellness, or beauty services? 1215 Spruce offers a unique opportunity to share space within an established salon and spa, just one block from Pearl Street Mall. This thoughtfully designed, move-in-ready space is ideal for independent practitioners who value community and connection. You'll be surrounded by complementary businesses in the area including a med spa, herbalist, and specialty retailers.

Position yourself for success in a high-visibility location and elevate your business among like-minded professionals in one of Boulder's most prime downtown locations.

Suite 100B	3,052 RSF
Timing	Immediately
Lease Rate	Negotiable NNN
Expenses (Est)	\$21.89/RSF NNN Utilities Included
Parking	Off-site parking available through the City
Zoning	DT-4



FOR MORE INFORMATION

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RETAIL/SALON ON SPRUCE STREET FOR LEASE

1215 Spruce Street, Boulder, CO 80302

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SUITE 100B PHOTOS



For a complete disclaimer, please see page one of this bro-

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BUILDING AMENITIES PHOTOS



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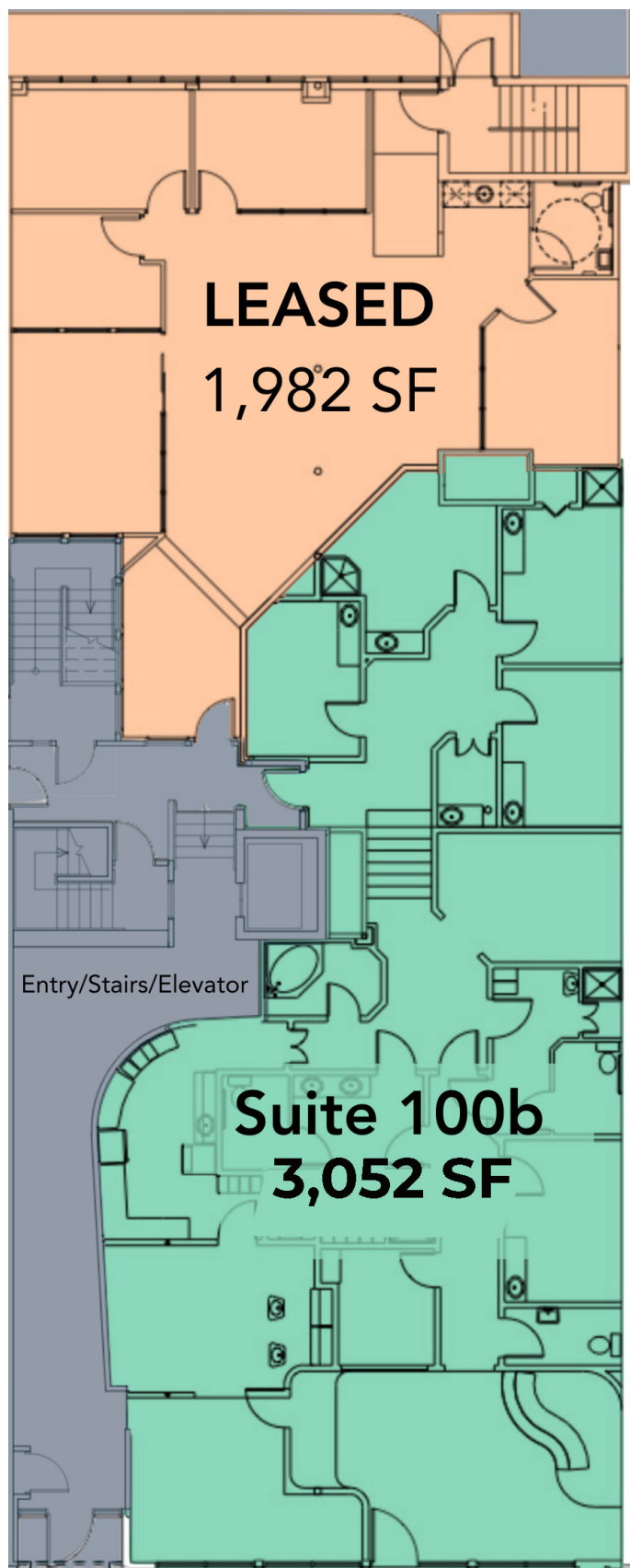
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PROPERTY FLOOR PLANS

SUITE 100 B



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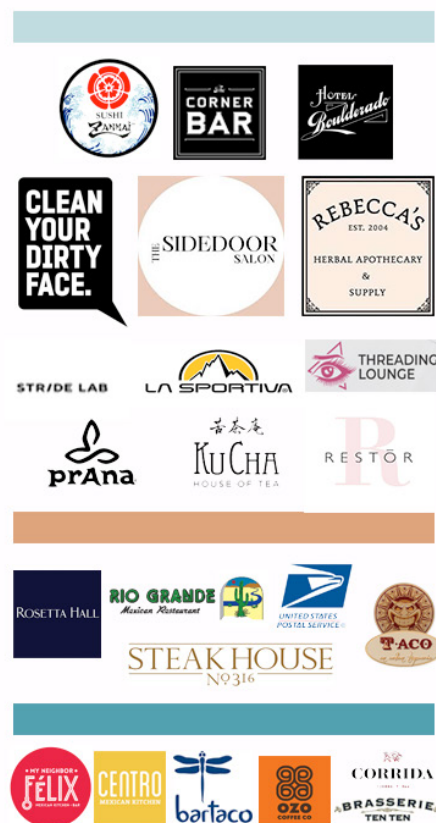
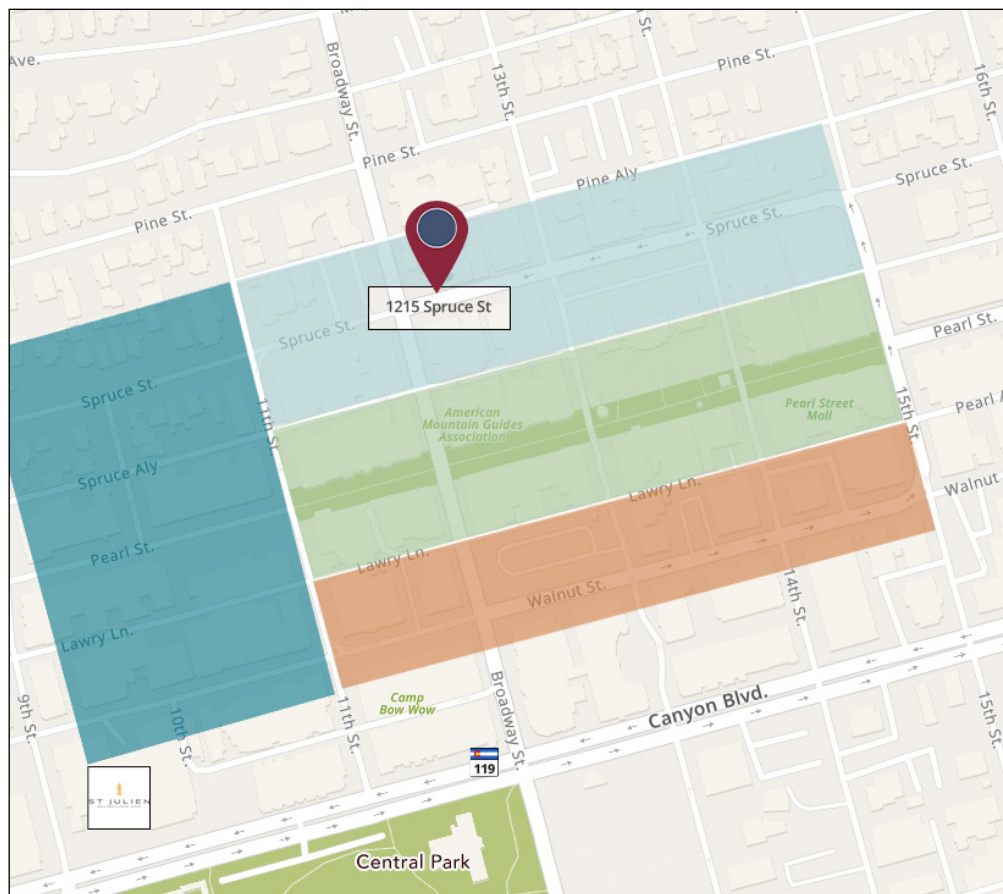
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PROPERTY LOCATION



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