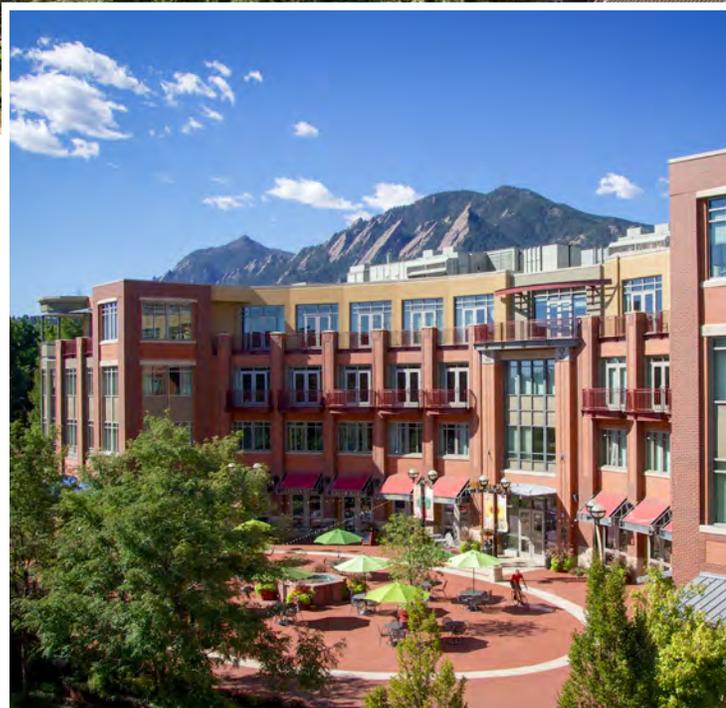


DOWNTOWN BOULDER OFFICE SPACE FOR LEASE

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

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DREW WEIMAN

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THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
www.wwreynolds.com

1801 13TH STREET, BOULDER, CO 80302

SUITE 306



SIZE

2,683 SF



RENT

\$34 NNN



AVAILABLE

September 1, 2026



EST. OP EX

\$20.14 / SF

(including utilities)

SPACE NOTES

Providing 2,683 SF of traditional office space, Suite 306 also provides a large open area, three offices, two conference rooms, a storage area and a private patio that overlooks the Plaza, a well maintained outdoor courtyard featuring plenty of seating and a gorgeous outdoor water feature.



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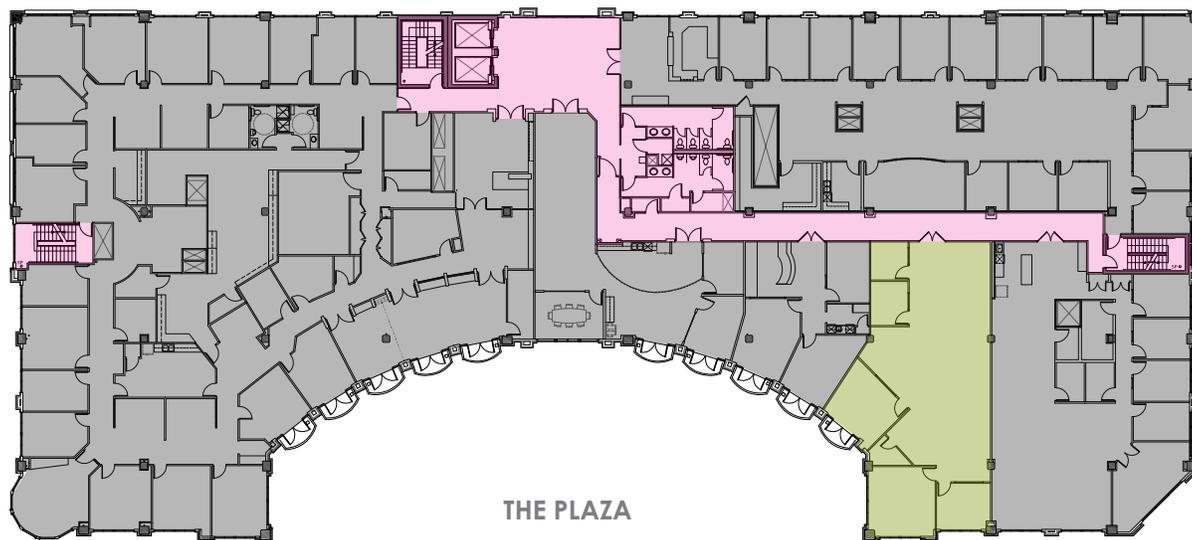


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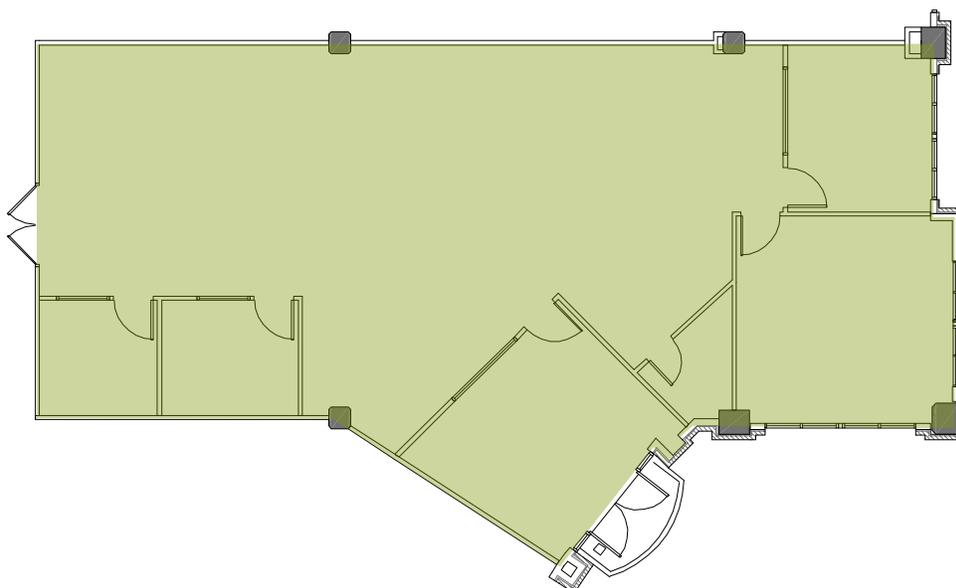
FLOOR PLAN



LEVEL 3



SUITE 306



- LEASED
- AVAILABLE
- COMMON AREA

CHAD HENRY

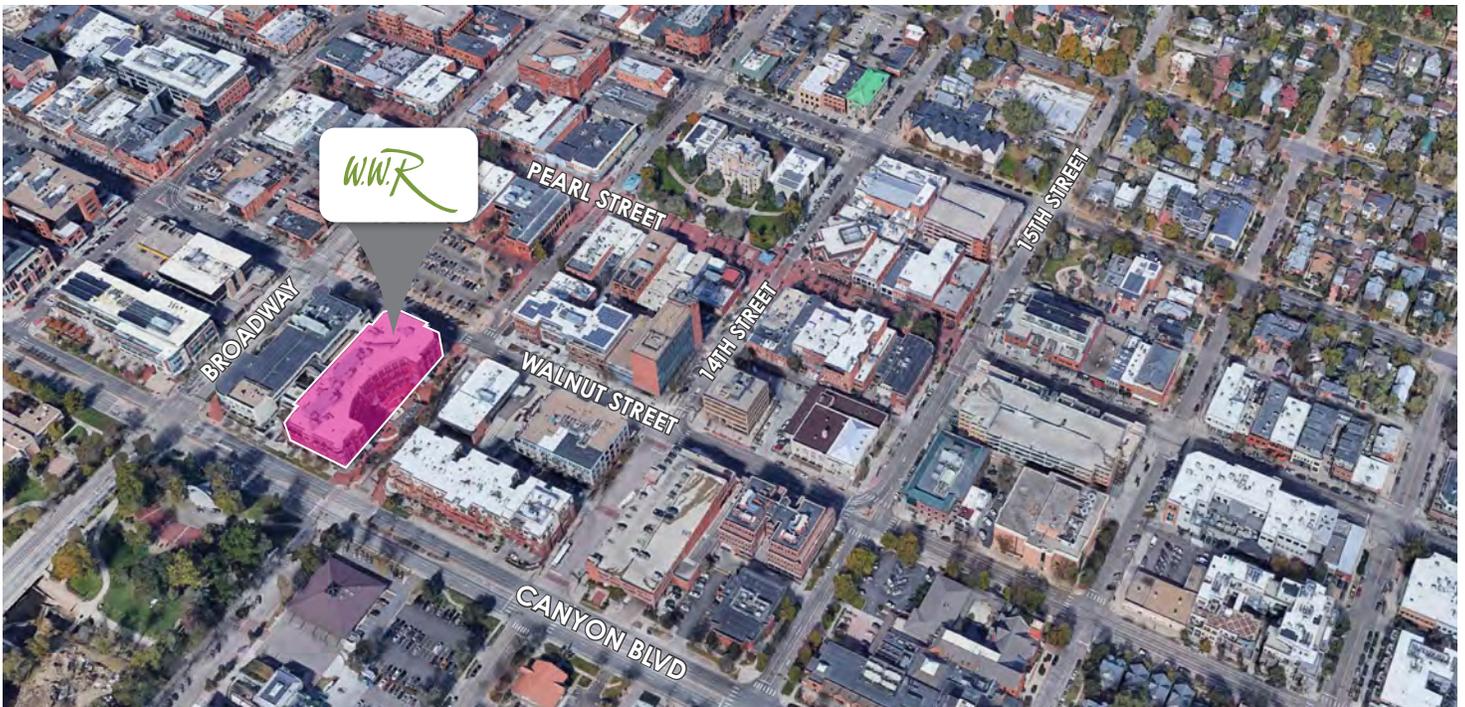
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ONE BOULDER PLAZA



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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