



## WaterStreet Plaza

2595 Canyon Blvd, Boulder, CO

### Prime Retail / Medical / Professional Office Space

#### Lynda Gibbons

lynda@gibbonswhite.com  
(303) 586-5920

#### Annie Lund

annie@gibbonswhite.com  
(303) 586-5922

#### Steve Sims

steve@gibbonswhite.com  
(303) 586-5932

www.gibbonswhite.com

Property Info & Gallery

View Map

| Suite              | Size          | Lease Rate / sq. ft. |
|--------------------|---------------|----------------------|
| 120                | 1,283 sq. ft. | \$26.00 NNN          |
| 210                | 1,213 sq. ft. | \$28.00 NNN          |
| Expenses / sq. ft. |               | \$19.98*             |

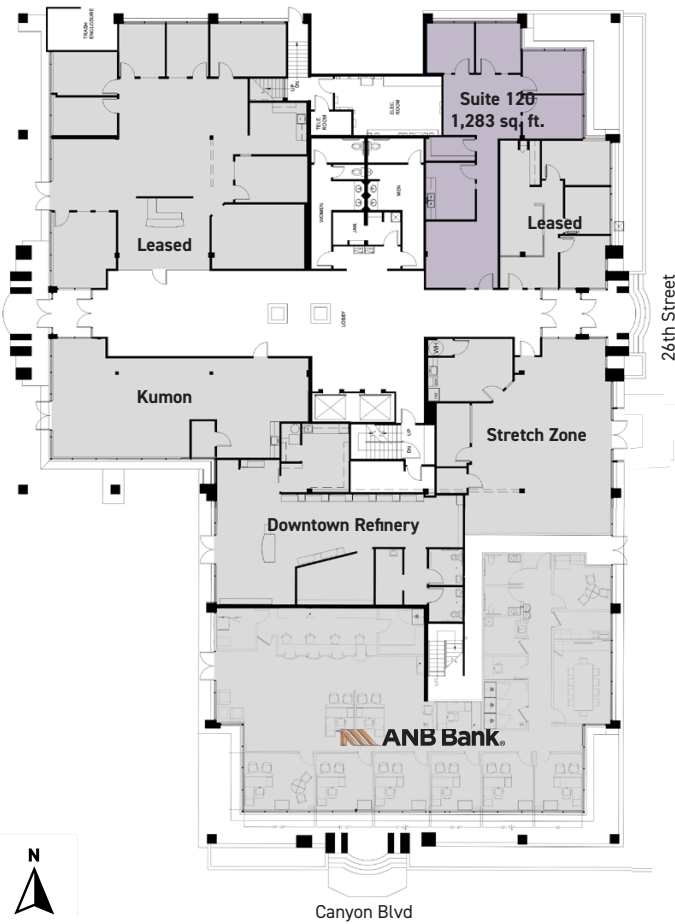
*\*Including Utilities & Janitorial*

- Class A Building with Beautiful Lobby, On-Site Showers & Usable Plazas
- Located on Canyon Blvd, Just Off 28th Street with Great Proximity to a Variety of Restaurants & Retail Locations
- Convenient Direct In & Out Access from Folsom, Canyon & 26th Street
- Abundant Visitor Parking in Lot & Along 26th Street with Some Underground Garage Parking Available for Employees
- Enticing First Year Incentives Available for Long Term Qualified Tenants!

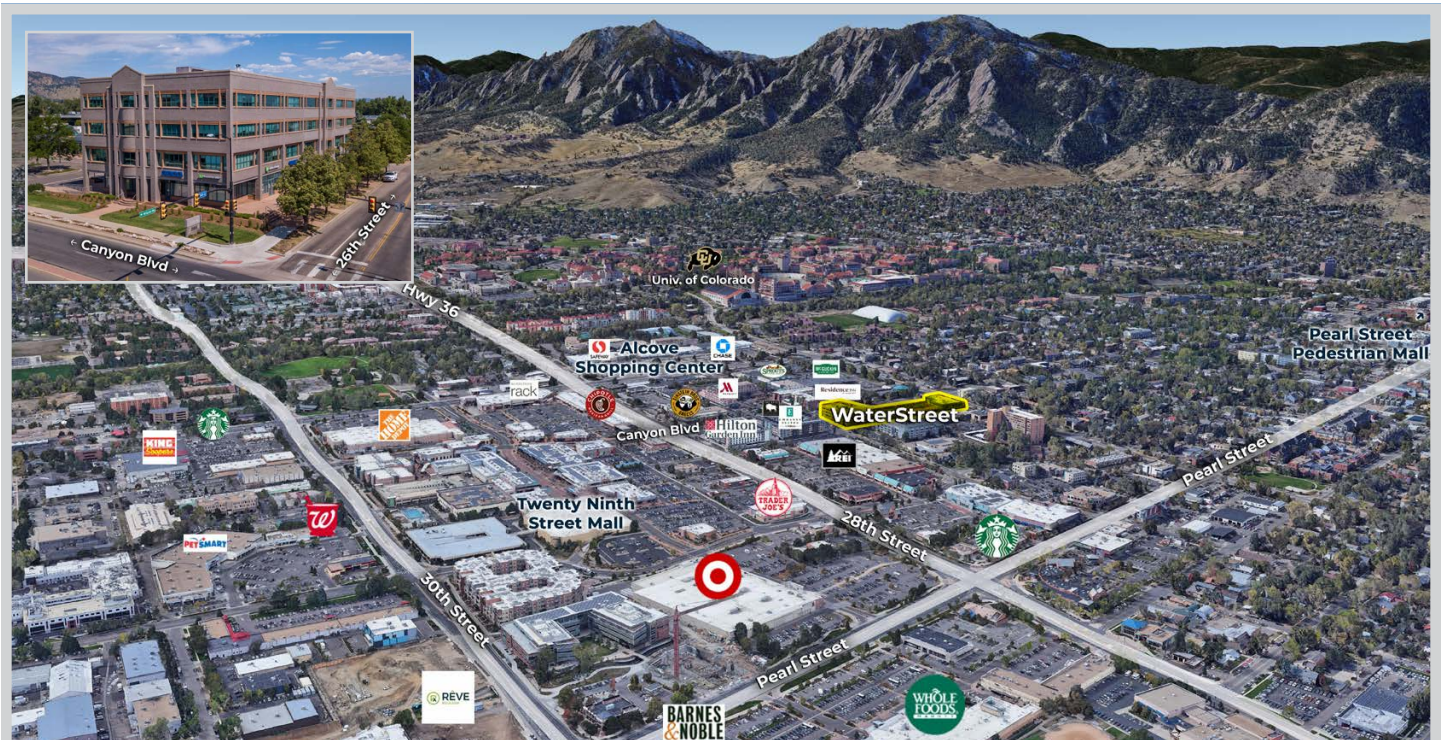
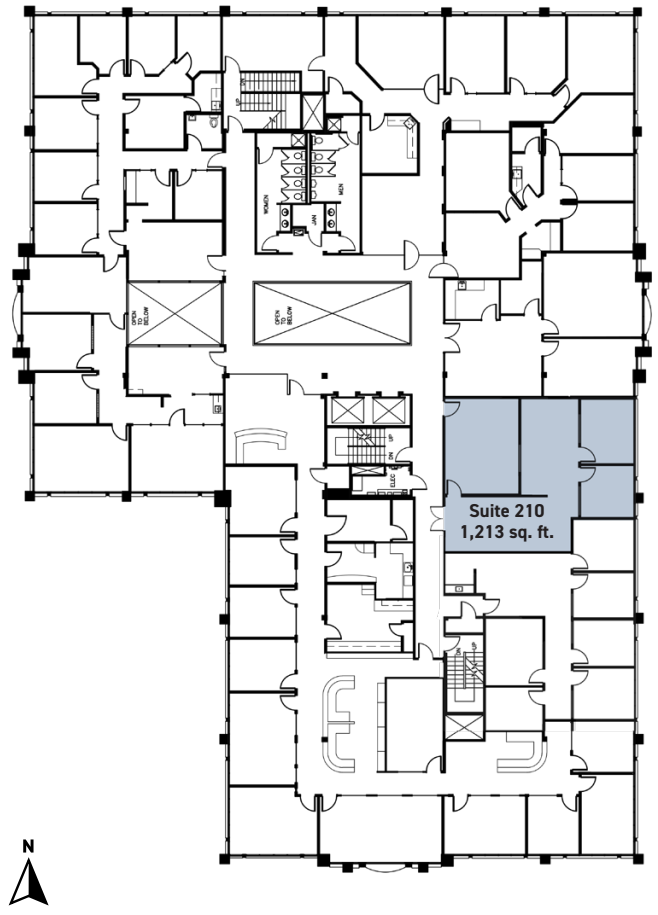
© 2025 Gibbons-White, Inc.



## 1st Floor



## 2nd Floor



© 2025 Gibbons-White, Inc.