

OFFICE SPACE FOR LEASE

2503 WALNUT STREET, SUITE 300
BOULDER, CO 80302



PROPERTY HIGHLIGHTS

Office space for lease, located in central Boulder, just west of Hazels. Also located within walking distance of restaurants, personal services and the Dairy Center for the Arts. Building has sprinklers and is zoned for medical use. Professional property management with local ownership. On-site parking!

[Click here to view the property video tour.](#)

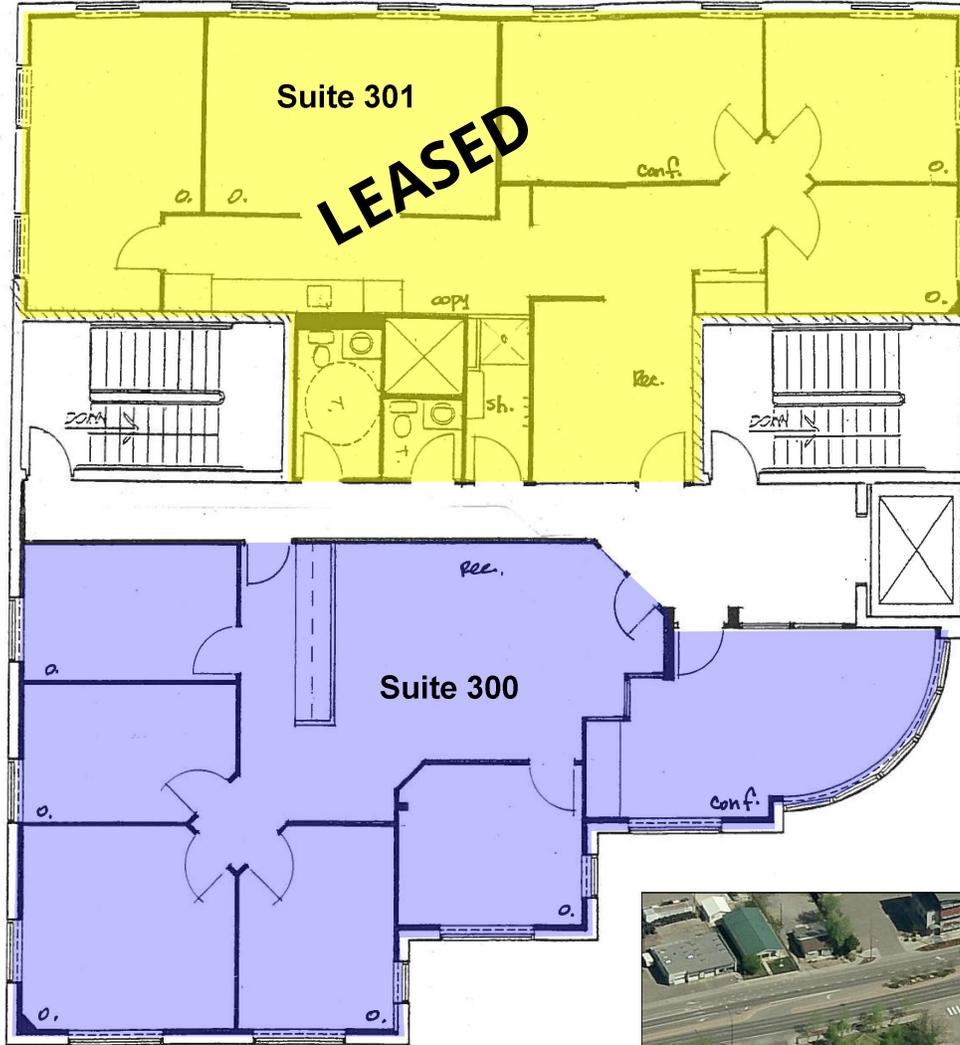
| | |
|-------------------|------------------------|
| Square Feet: | 1,514 SF |
| Lease Rate: | \$24.50/SF NNN |
| Expenses: | \$11.75/SF |
| Available: | Immediately |
| Lease Term: | 3-5 years |
| Zoning: | BT-2 |
| Year Constructed: | 1997 |
| Parking: | 4 spaces at \$25/Month |

Jason Kruse, CCIM
Principal / Managing Broker
303.449.2131.ext 149
jason@coloradogroup.com

OFFICE SPACE FOR LEASE
2505 WALNUT STREET, SUITE 300
BOULDER, CO 80302



PROPERTY **INFORMATION**



AVAILABLE
Suite 300
1,514 SF



The Colorado Group, Inc. | 3434 47th Street, Suite 220, Boulder, CO 80301 | 303.449.2131 | www.coloradogroup.com

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.