



CENTRAL BOULDER OFFICE FOR LEASE

2501 Walnut St. Boulder, CO 80301

PROPERTY HIGHLIGHTS

2501 Walnut is located in the heart of Boulder.

Close to many amenities and hotels. The Pearl Street mall and 29th Street mall are within a short distance. In suite bathrooms and on-site parking. Professional image. This property is also zoned for medial tenants and is currently used for therapy offices. Internet providers are Comcast and Lumen. Tenant finish available, flexible lease terms. Professional and responsive property management. Part of a three-building complex for expansion options.

| | |
|----------------|-----------------------------|
| Suite 100 | 4,318 RSF |
| Timing | Immediately |
| Lease Rate | Starting at \$16.00/RSF NNN |
| Expenses (Est) | \$16.00/RSF (+ Utilities) |
| Parking | On-Site |
| Zoning | BT-2 |
| Available | Immediately |



Colorado
Group

FOR MORE INFORMATION



Near Bus Route



Central Boulder
Location



Near Restaurants



On-Site Parking



Easy Access To
29th & Pearl St Mall



Near Restaurants

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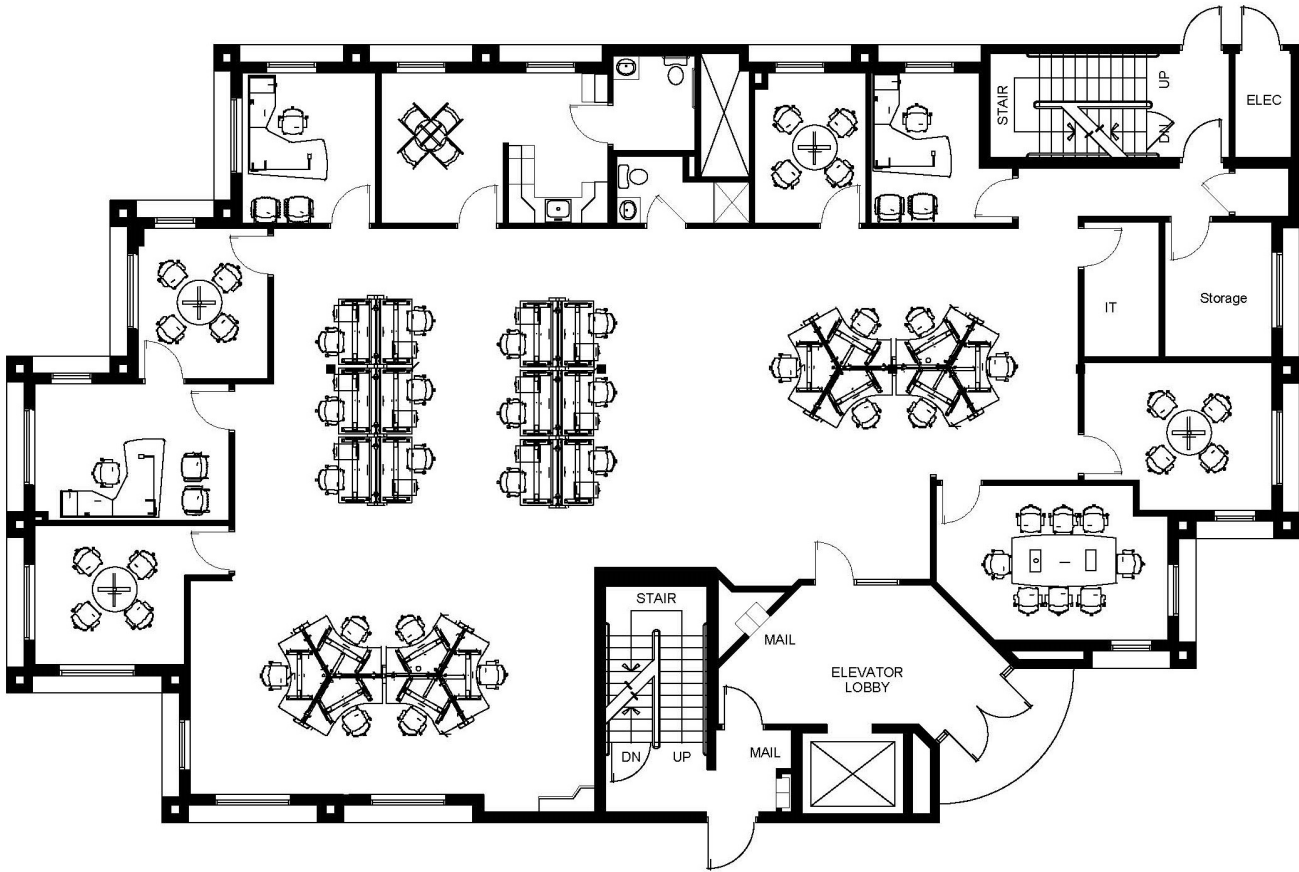
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CENTRAL BOULDER OFFICE SPACE FOR LEASE

2501 Walnut Street, Boulder, CO 80301



PROPERTY FLOOR PLAN



PROPERTY LOCATION

