

# CENTRAL OFFICE SPACE FOR LEASE

2503 Walnut St. Boulder, CO 80302

## PROPERTY HIGHLIGHTS

**2503 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. Elevator service, common area bathrooms and on-site parking. Professional image. This property is also zoned for medical tenants. Internet providers are Comcast and Lumen.

<b>Suite 301</b>	1,662 RSF
<b>Lease Rate</b>	Starting at \$16.00/RSF NNN
<b>Expenses (Est)</b>	\$16.00/RSF + Utilities
<b>Parking</b>	Reserved spaces
<b>Zoning</b>	BC-2
<b>Lease Term</b>	1-5 years
<b>Availability</b>	Immediately

\*Broker-Owned Property



FOR MORE INFORMATION



Near bike path



Sprinklers



Elevator Access



On-Site Parking



On bus route



Near restaurants

**Jason Kruse, CCIM**

Principal/Managing Broker

303.449.2131 ext 149

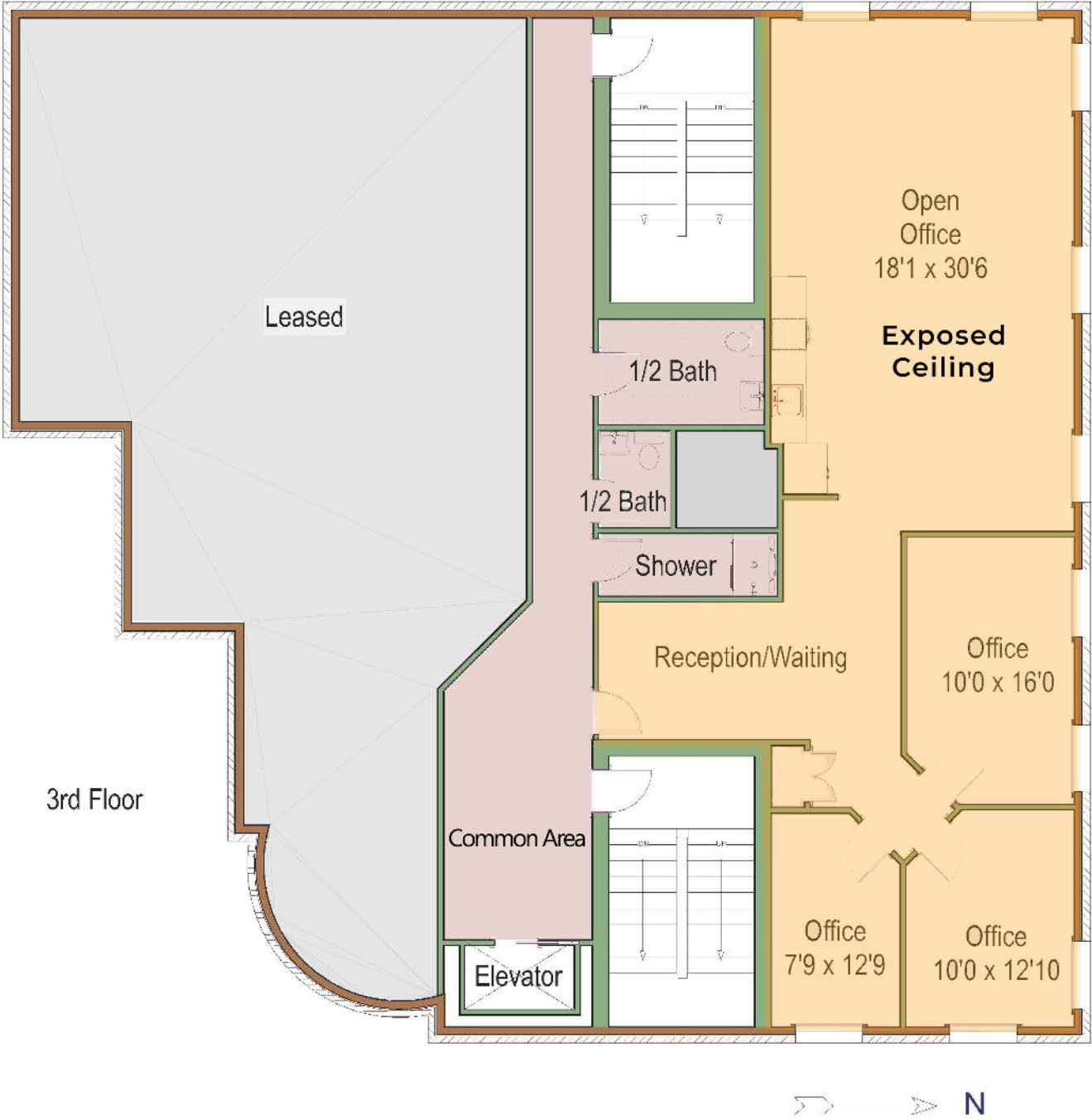
jason@coloradogroup.com

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## SUITE 300 FLOOR PLAN





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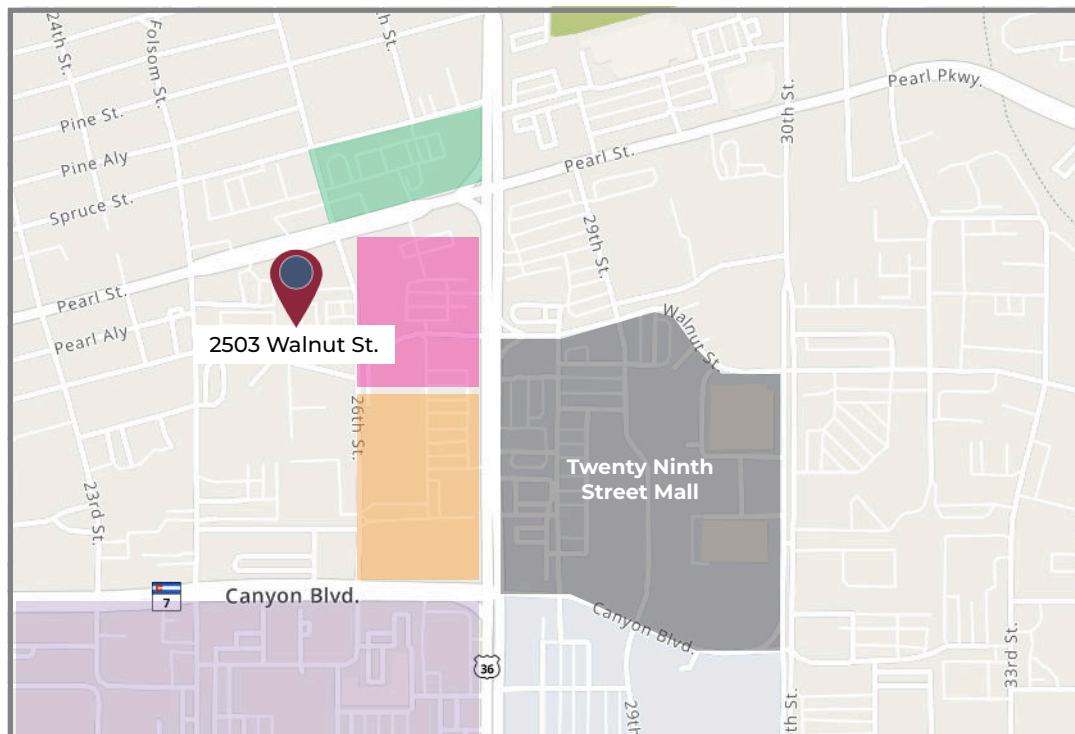
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## PROPERTY PHOTOS



## PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.

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