Colorado Group



# CENTRAL BOULDER **OFFICE FOR LEASE**

## 2505 WALNUT STREET BOULDER, CO 80301

## PROPERTY **HIGHLIGHTS**

**Excellent ground floor creative and professional office space in the heart of Boulder with views of the flatirons!** This suite is blocks away from downtown Boulder, 29th Street Mall, and has so much to offer! Exposed celings, natural light pouring in, and updated finishes just to start. It's an ideal setup for architects, attorneys, or really any professional office user.

- Central Boulder location
- On-site parking
- Sprinklered
- Near bus route
- Near restaurants
- Beautiful views

| | |
|---|---|
| **Suite 100** | 2,235 RSF |
| **Lease Rate** | Negotiable plus NNN |
| **Expenses (Est)** | $13.58/RSF |
| **Available** | Now! |

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

## CONTACT US

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CLICK HERE FOR VIDEO TOUR

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## PROPERTY **PHOTOS**







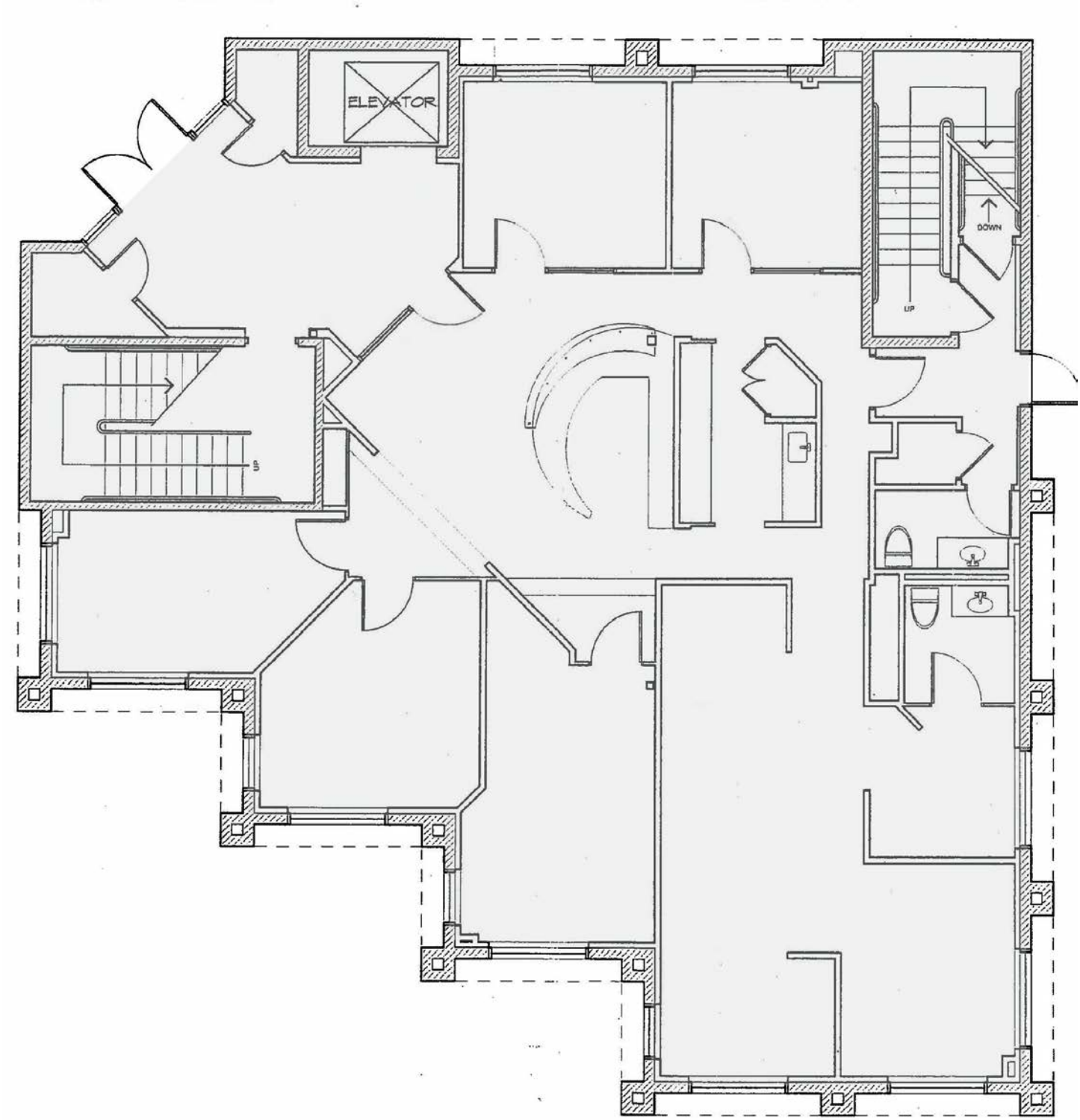






* For a complete disclaimer, please see page one of this brochure.

PROPERTY **FLOOR PLAN**




Walnut Street



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# CENTRAL BOULDER OFFICE SPACE FOR LEASE
## 2505 WALNUT STREET, BOULDER, CO 80301

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PROPERTY **LOCATION**








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