

FREE STANDING OFFICE BUILDING FOR LEASE

1526 Spruce Street
Boulder, Colorado

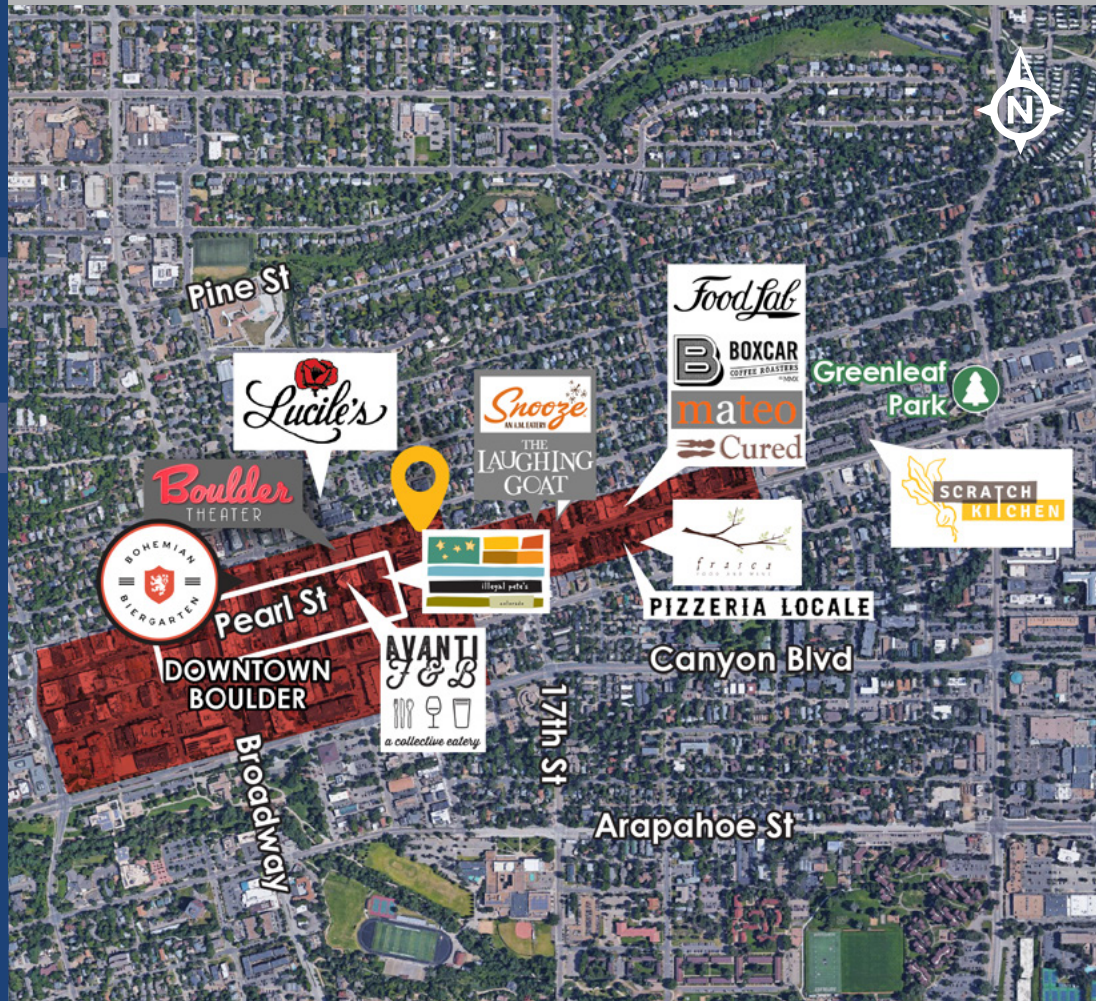
HIGHLIGHTS

Single tenant office building with ample parking, is now for lease in Downtown Boulder. The 3-floor building is being completely renovated to provide a contemporary style with uncomplicated functionality

SIZE	12,268 RSF
LEASE RATE	\$35.00 / RSF / NNN
EXPENSES	\$17.00 / RSF (EST. 2020)
ESTIMATE DELIVERY	Q2/Q3 2021

PROPERTY FEATURES

- Downtown Boulder - 1 Block from the Pearl Street Mall
- 3 Floors - Masterfully planned
- Energy Efficient with solar panels
- Storage on site including bike storage
- 35 Parking spaces - 3:1,000 parking ratio
- 14 on-site Parking spaces - 9 covered/5 Surface
- Showers and Locker Rooms
- Responsive Property Management



FOR MORE INFORMATION CONTACT:

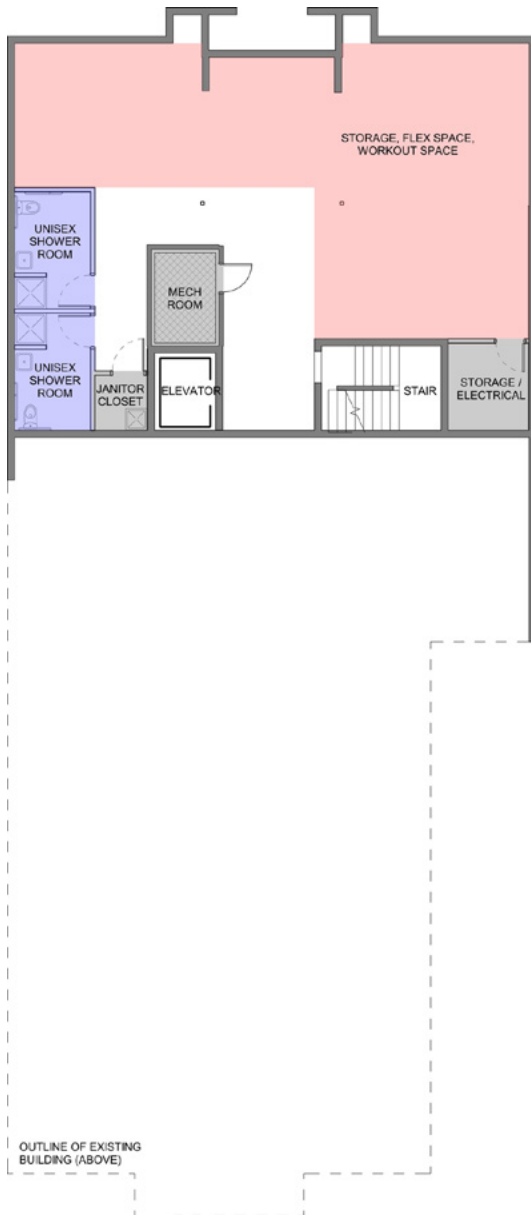
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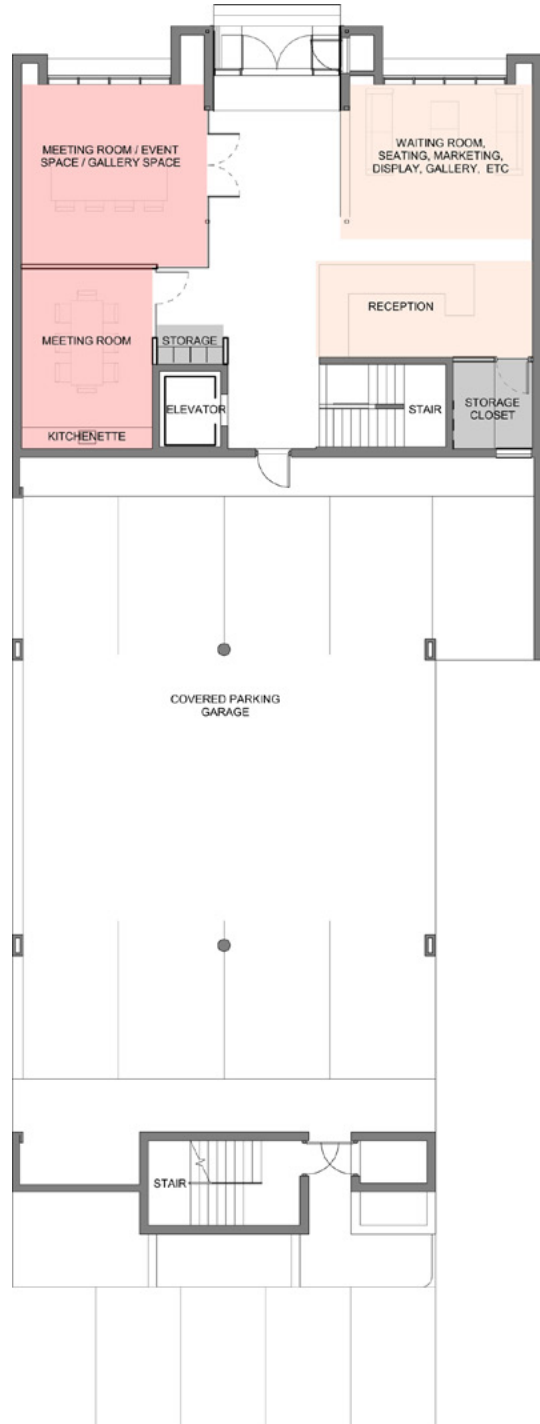


FLOOR PLAN

PROPOSED BASEMENT PLAN



PROPOSED MAIN LEVEL PLAN



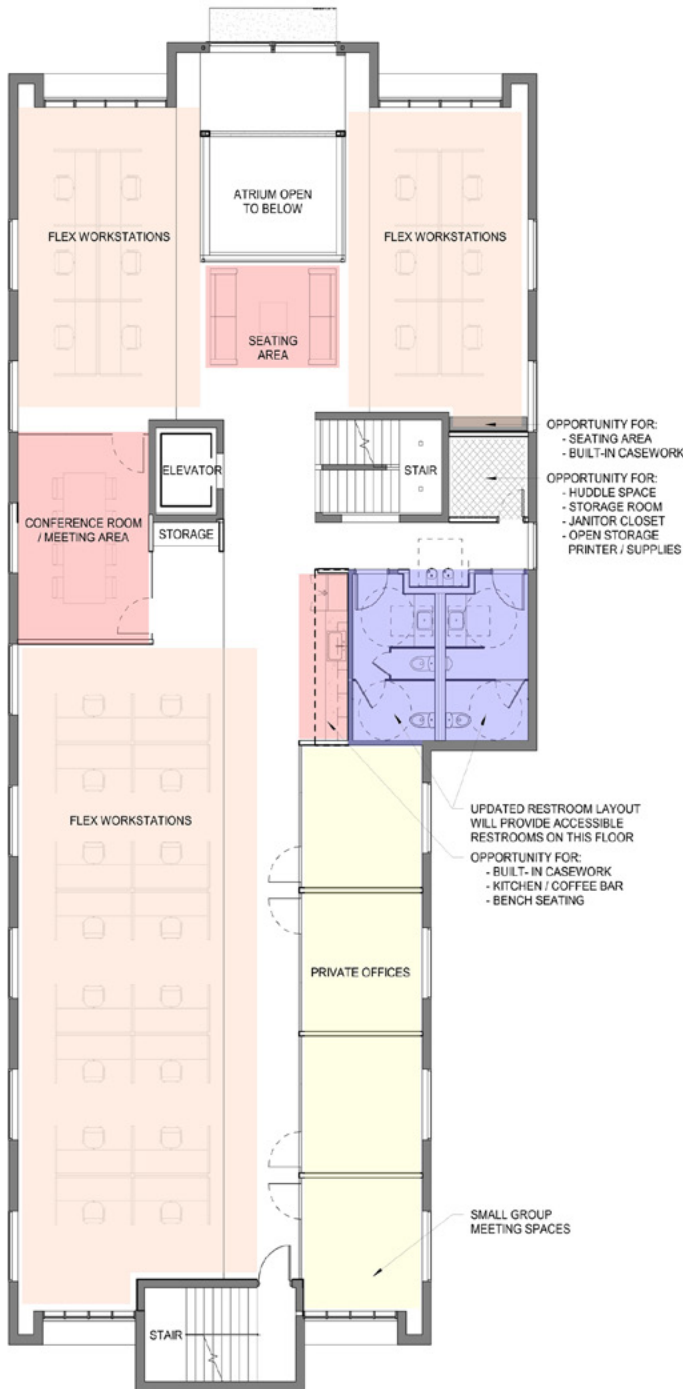
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FOR MORE INFORMATION CONTACT:



FLOOR PLAN

PROPOSED SECOND LEVEL PLAN



PROPOSED THIRD LEVEL PLAN



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