



# 1123 Walnut Street

Boulder, CO

ROSETTA HALL

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Property Info & Gallery



View Map

## Lease in the Hottest New Building Downtown

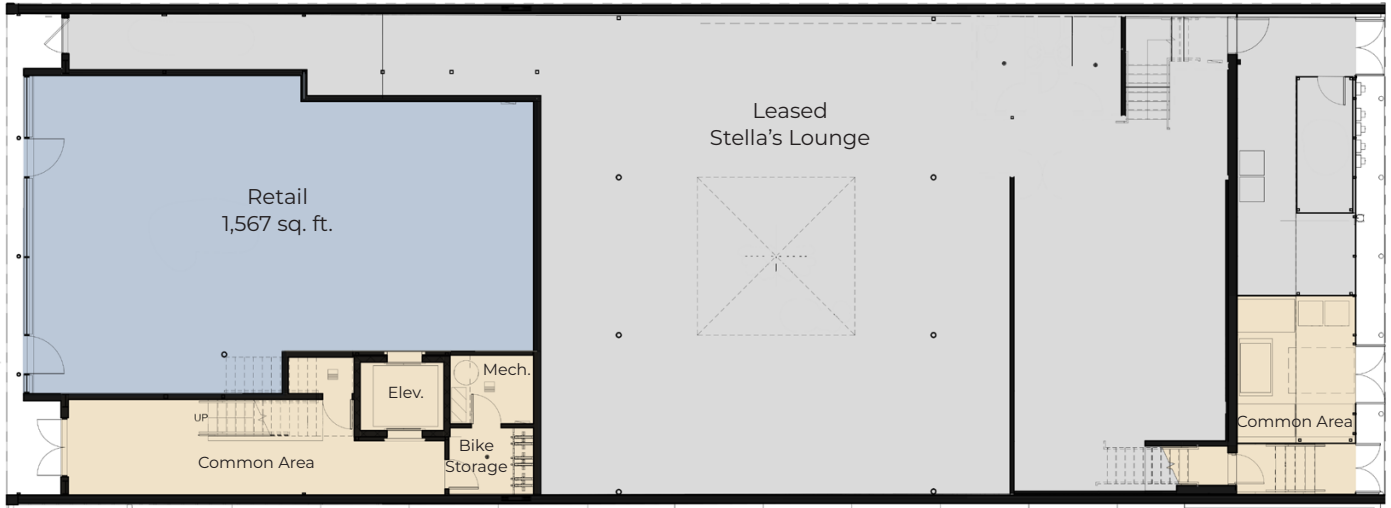
Suite	Size	Lease Rate / sq. ft.
1st Floor - Retail	1,567 sq. ft.	\$50.00 NNN
2nd Floor - Office	1,938 - 5,735 sq. ft.	\$32.00 - \$35.00 NNN
Expenses / sq. ft.		\$20.54*

\*Not Including Utilities

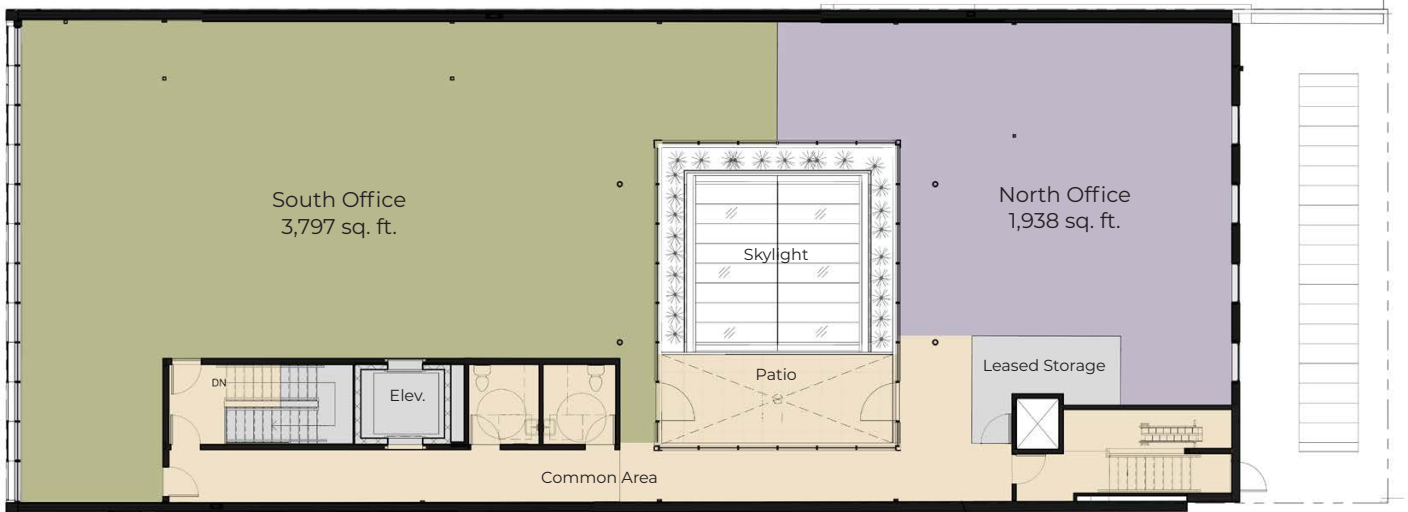
- Complete Renovation of a Classic Downtown Building with New Contemporary Façade, State-of-the-Art Modern Finishes, Vintage Exposed Brick Walls & Magnificent Window Lines
- 1,567 sq. ft. of Retail Space Available with 32 ft. of Extensive Glass Frontage & 12 ft. Ceilings, with the Balance of the 1st Floor Pre-Leased
- Modern 2nd Floor Office with Mountain Views, Patio, 11 ft. Ceilings & Abundant Natural Light from Central Skylight & Walls of Windows
- Building Features Elevator & Secure Bike Storage
- Iconic Location Adjacent to Rosetta Hall & One Block to St Julien Hotel, in the Heart of Downtown Boulder Amenities
- Base Building Renovations Expected to Be Completed February 2022

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

1st Floor



2nd Floor



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