

# DOWNTOWN OFFICE SPACE FOR LEASE

1401 Walnut Street, Boulder



**Up to 6 months free rent!**

## Property Highlights

|                     |                               |
|---------------------|-------------------------------|
| Space Available:    | Suite 100 - 2,658 square feet |
| Lease Rate:         | \$22.00                       |
| Expenses:           | \$12.62/SF                    |
| Parking:            | City Permits Available        |
| Signage:            | Building Directory Sign       |
| Year Built:         | 1982                          |
| Load Factor:        | 15.73%                        |
| Telecommunications: | T-1 Service Available         |

## Additional Information

Great building conveniently located on Walnut Street in the heart of downtown Boulder just one block south of the Pearl Street Mall. It is adjacent to the post office and across the street from the RTD public and permit parking garage. The building lobby and first floor restrooms have recently been beautifully remodeled as well as the 2nd, 3rd and 4th floor common hallways and there are showers in the building. City of Boulder permit parking is available.

3rd Quarter 2011  
Xceligent # 413952



Susan Chrisman or Valerie Johnson  
303.449.2131



[www.chrismancommercial.com](http://www.chrismancommercial.com)  
Steven Chrisman or Michele Miller  
303.938.8200

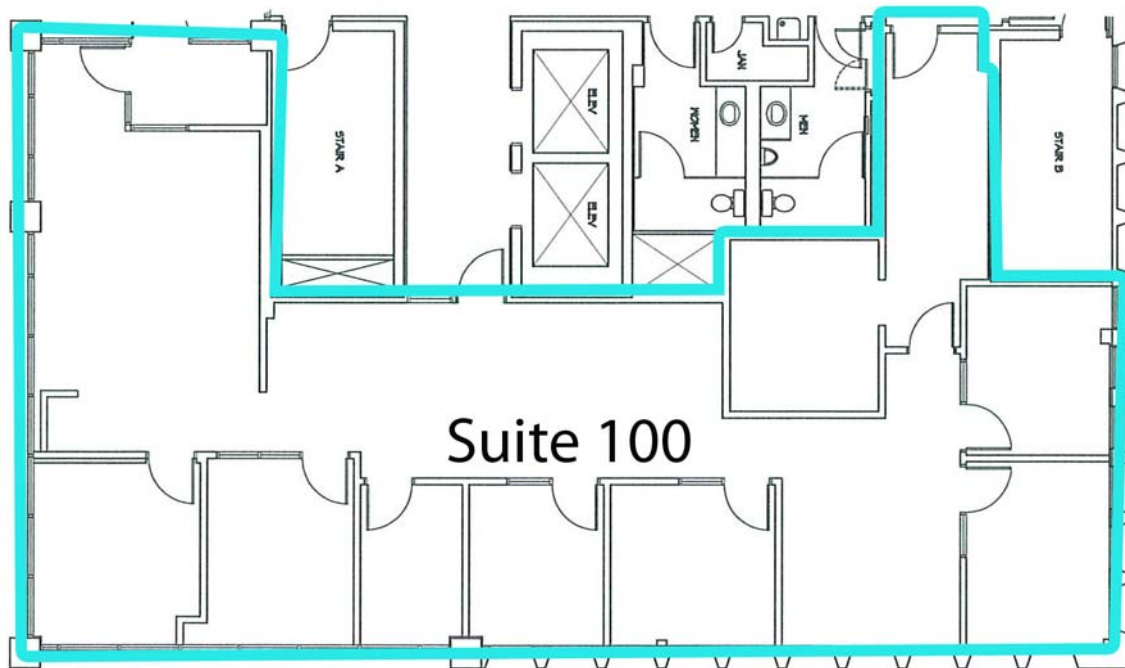
The Colorado Group, Inc. • 303.449.2131 • [www.coloradogroup.com](http://www.coloradogroup.com)  
3434 47th Street • Suite 220 • Boulder, CO 80301

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# SUITE DETAILS

## Suite 100

Previously leased by Charles Schwab and consists of large reception/waiting area, conference room, five offices, kitchen, computer room and open area. New paint & carpet will be provided. Ground floor space for either retail or office use.



Susan Chrisman or Valerie Johnson  
303.449.2131



[www.chrismancommercial.com](http://www.chrismancommercial.com)  
Steven Chrisman or Michele Miller  
303.938.8200

**The Colorado Group, Inc. • 303.449.2131 • [www.coloradogroup.com](http://www.coloradogroup.com)  
3434 47th Street • Suite 220 • Boulder, CO 80301**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.