



Downtown Boulder collaboration hub

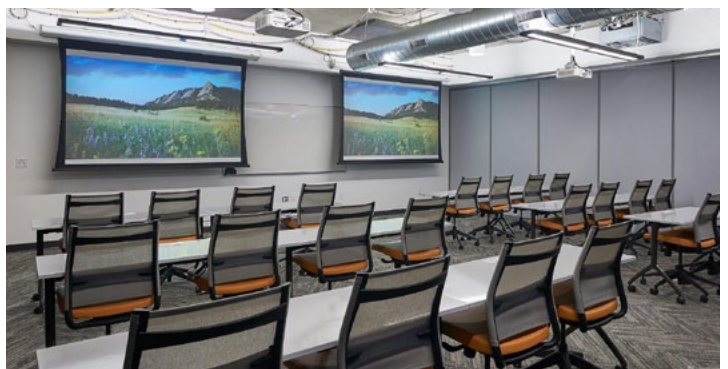
- 24/7 building access
- Dog friendly environment
- On-site showers and locker room
- Dedicated reception area shared with Amante Coffee
- Contiguous two floors with private outdoor balcony on second floor
- Rooftop access offers spectacular mountain views
- Backed by a credit tenant
- Additional term available with landlord

Space:	26,331 rsf
Floors:	1st, 2nd and rooftop
Lease Rate:	Call broker for info
Term:	Through 8/31/26
Timing:	Immediate
Furniture:	Negotiable
Built:	2016
Parking:	Call broker for info

Get more information

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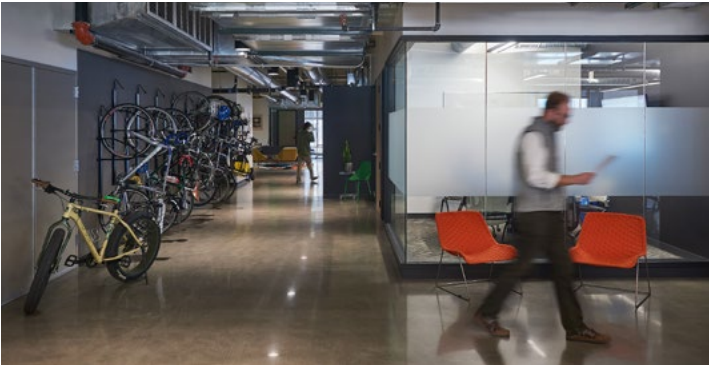
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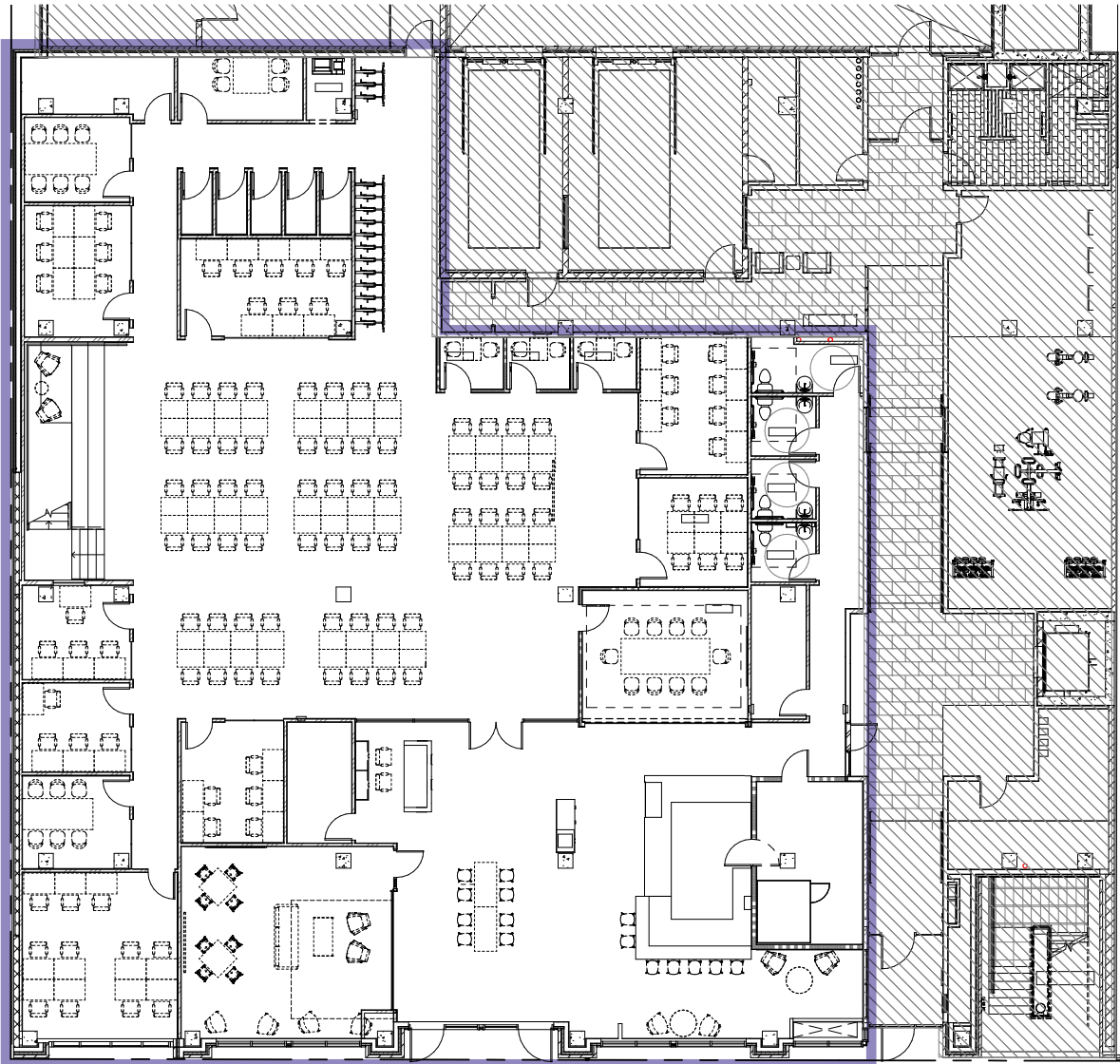


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First Floor - 10,063 rsf



Walnut Street

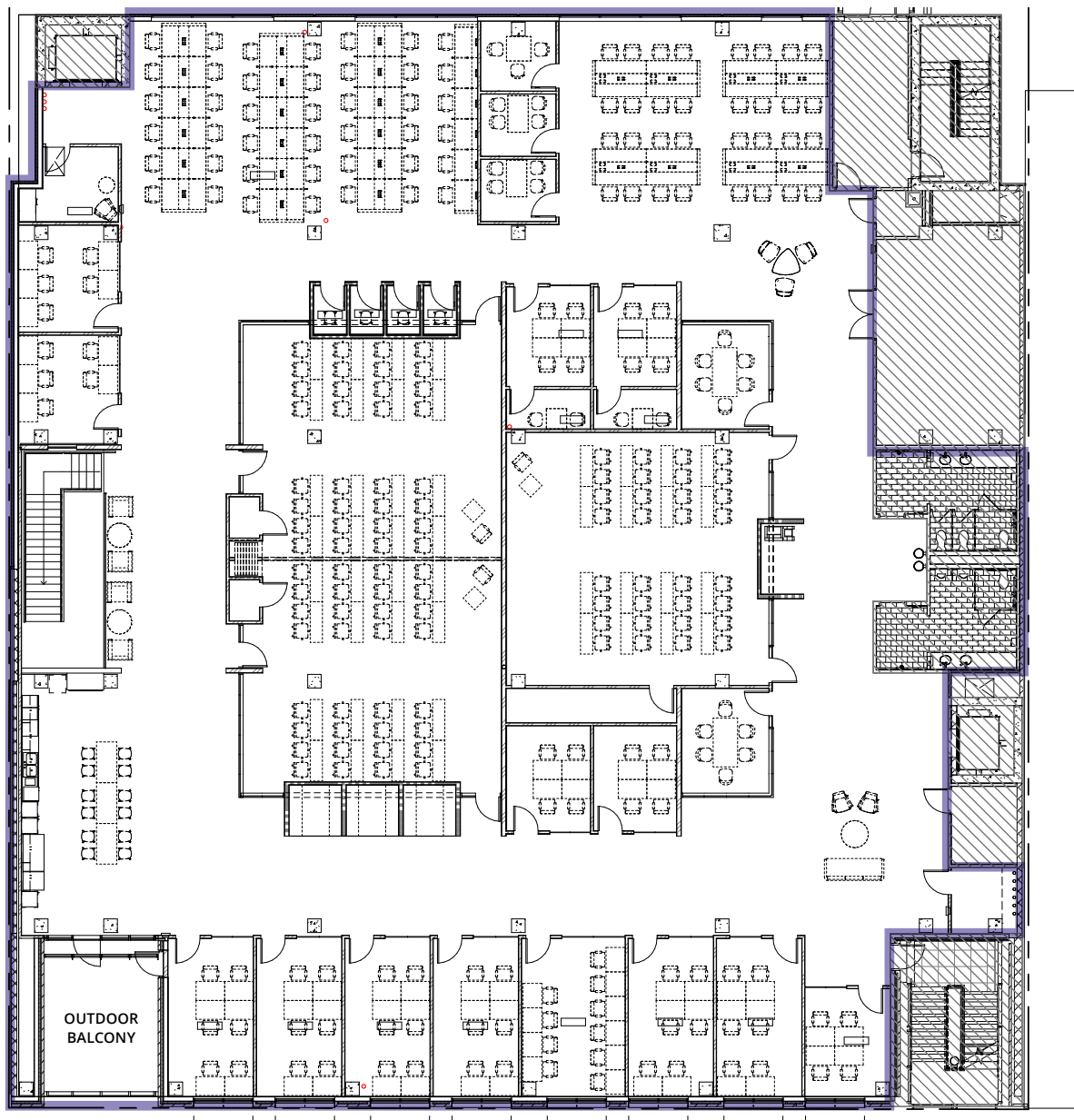


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Second Floor - 16,268 rsf



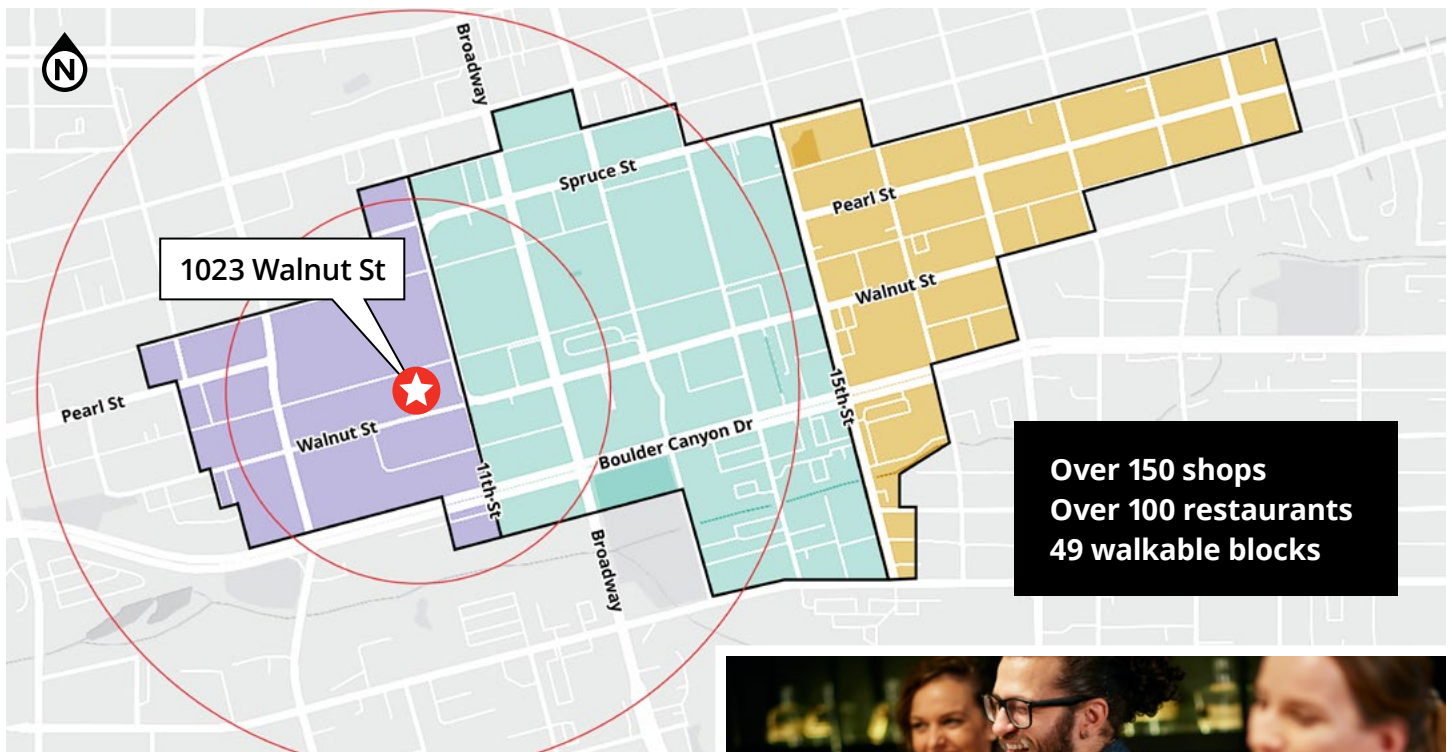
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An immersive amenity experience

Employees are steps away from exceptional shopping, lodging, restaurants, professional services and entertainment options spanning three distinct districts:

- **West End District** (8th St to 11th St)
Known as the hub for foodies, independent spirits and entrepreneurs
- **Pearl Street** (11th St to 15th St)
Historic heart of the city home to shops, restaurants and art galleries
- **East End District** (15th St to 21st St)
Filled with delectable dining options and locally owned shops



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