

## Downtown Boulder Office Space for Sublease

1401 WALNUT STREET | BOULDER, CO

Suite 300

Size: 6,601 SF

Rate: \$10/SF NNN (18.00)

Date Available: 9/1/2026

Sublease Term End Date: 2/28/2027



# NUTS ABOUT WALNUT

6,601 SF of third-floor office sublease on the corner of 14th & Walnut... and if you know Boulder, you know that's about as downtown as downtown gets. Pearl Street Mall? A stroll. RTD station? Right across the street, so your commuters will thank you. Step out of your private elevator entrance into clean, modern digs with an open bullpen feel for the collaborators, private offices for the heads-down crowd, and a cool kitchenette for the inevitable 3 p.m. snack run. The place is built for big teams and move-in ready so you can get started in no time.

### PROPERTY HIGHLIGHTS

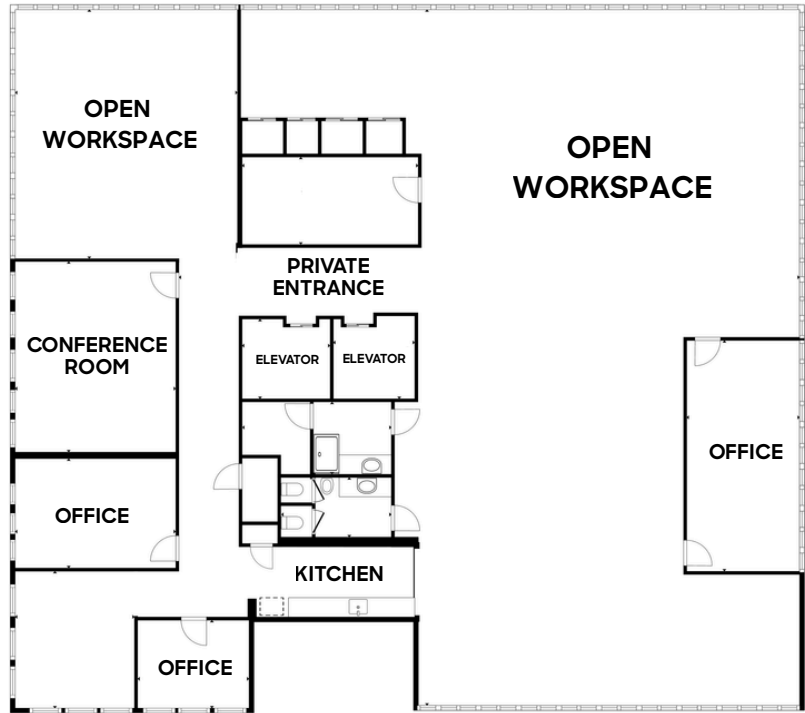
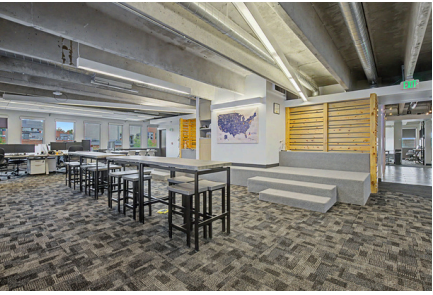
- Third-story office space
- Private elevator entrance
- Mix of open bullpen & private offices
- Private restrooms + kitchenette
- Great setup for large teams



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