



2366 Junction Place

Boulder, CO

The **Historic** Boulder Depot Restaurant

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Property Info & Gallery

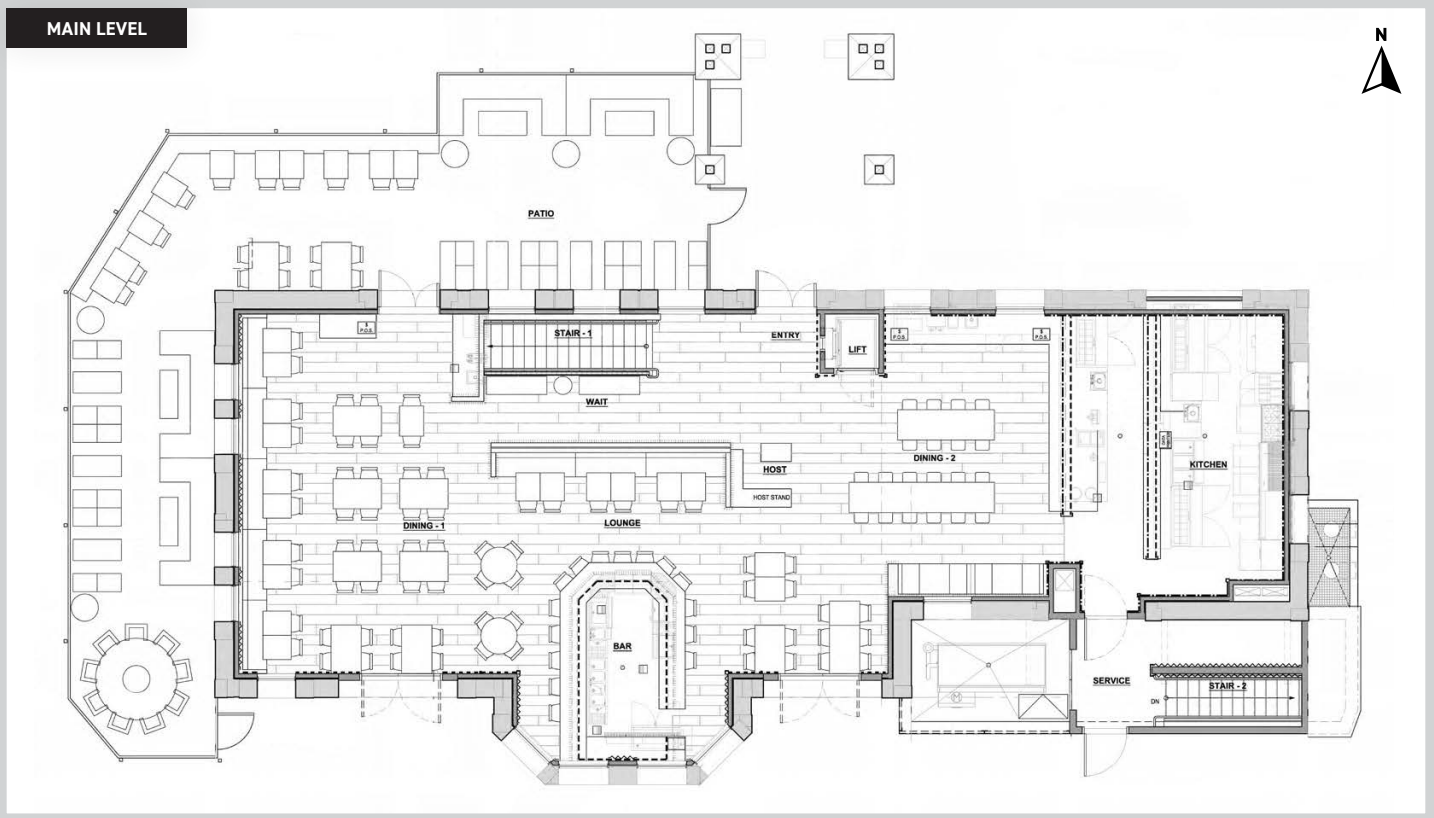
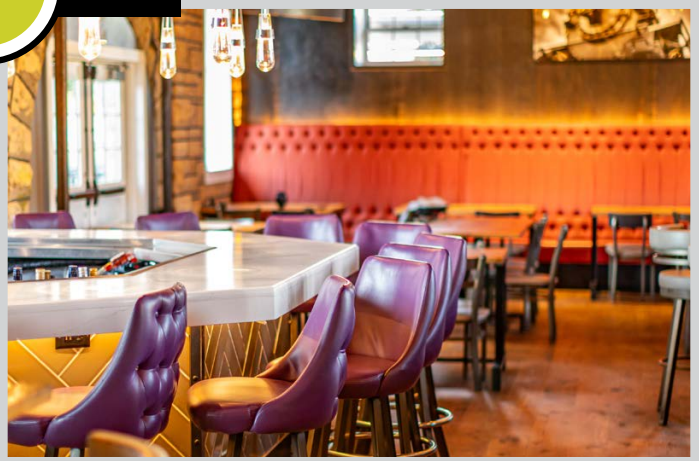
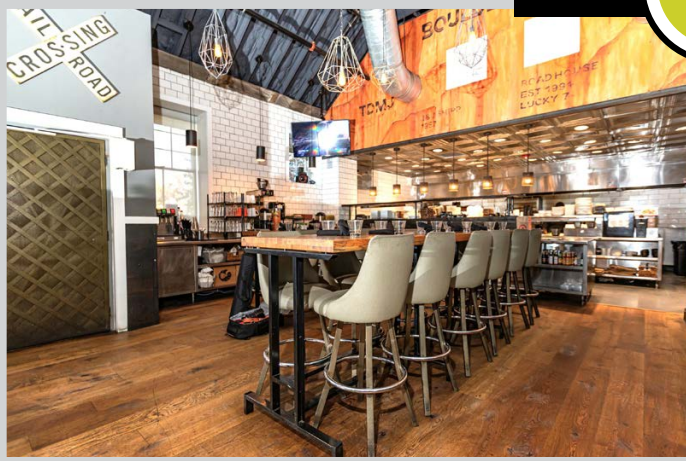
View Map

Available Space	5,796 sq. ft.
Lease Rate / sq. ft.	\$22.00 NNN
Expenses / sq. ft.	\$11.68*

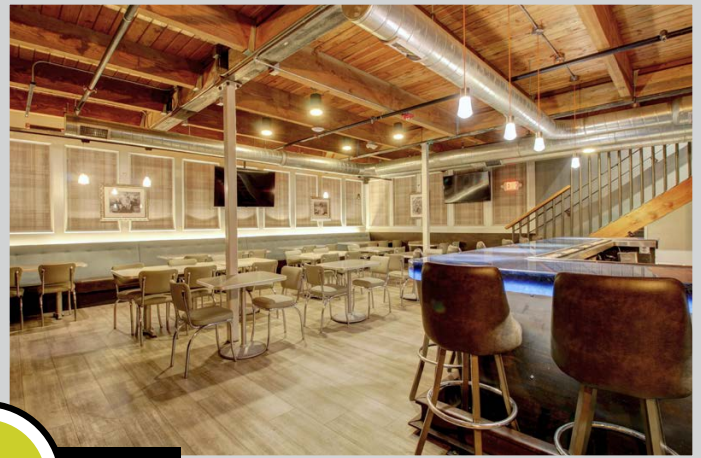
**Not Including Utilities*

- Spectacular Opportunity to Lease the Fully Equipped Historic Boulder Depot Restaurant at an Incredible Rate plus Percentage Rent
- High-End Contemporary, Rustic & Industrial Finishes, World-Class Kitchen, 290 Seat Capacity including Huge Patio, plus Private Event Space & 2 Full Bars
- 125 Seats in the Main Dining Area under a Soaring Vaulted Dining Room, 40 Seats in the Cozy & Classy Lower-Level Dining Room with Full Second Bar & 125 Seats on the Heated & Mist-Cooled Fenced Patio
- Well-Appointed Open Kitchen with 21.5' Hood & All Equipment, including Pizza Oven, Separate Lower-Level Prep Kitchen & Several Walk-Ins
- Immediately Adjacent the Boulder Junction Station with 386 Parking Spaces & 10 Parking Passes Included
- Surrounded by Thousands of New Residential Units, Hyatt Place Hotel, 2 Blocks from the Google Campus, Twenty Ninth Street Mall, Whole Foods, Goose Creek Boulder Bike Trail, & New City Pocket Park & Playground to Be Constructed This Year
- The Boulder Depot, Originally Built in 1890 by the Union Pacific Railroad, Is a Striking Example of Richardsonian Romanesque Architecture Made from Native Boulder County Stone. It Served As Boulder's Main Train Station until 1957. It Was First Relocated in 1973 & Again in 2008 to Its Current Location in Boulder Junction. Today, It Stands as a Preserved Landmark, Blending Historic Charm with Modern Use, Ready for the Next Chapter in Its Storied History

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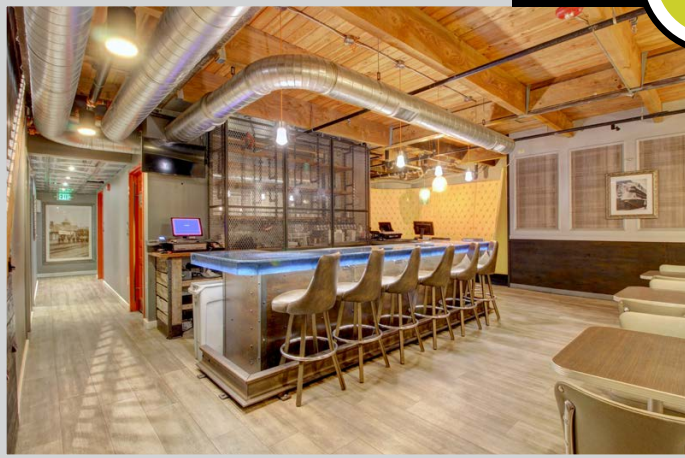
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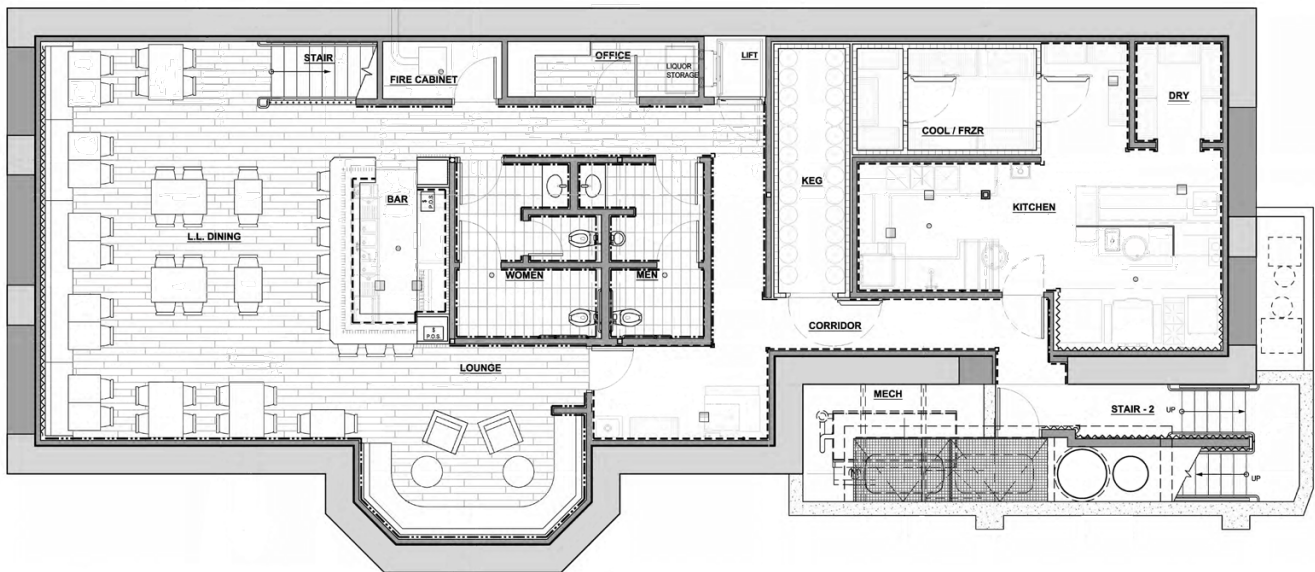
VIDEO

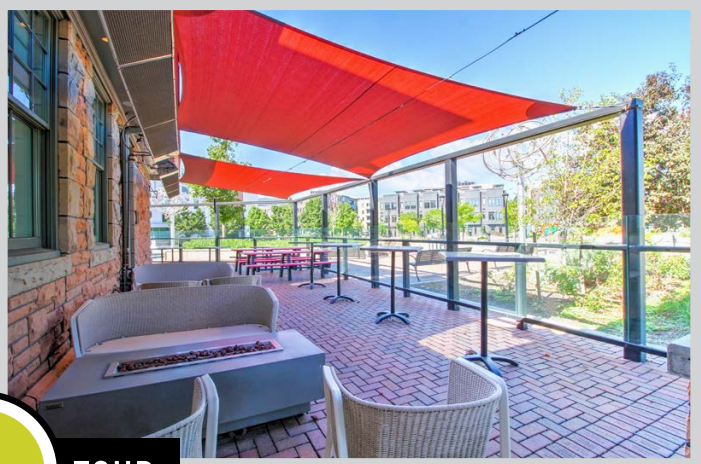


TOUR

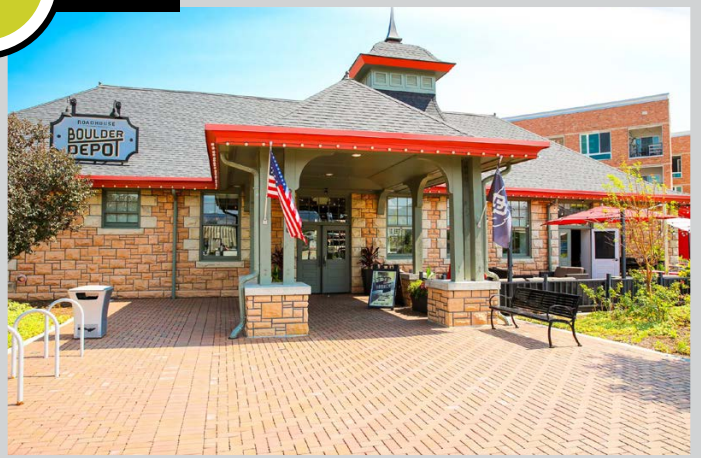


LOWER LEVEL





VIDEO  TOUR



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