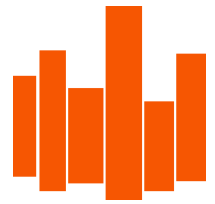


**Boulder, CO:**  
**Office Space For Lease**  
1711 15<sup>th</sup> Street, Boulder, CO



**Property Highlights**

- Convenient downtown Boulder building
- Close proximity to Boulder bike path, Pearl Street, farmer's market
- Main level with entrances off of both front and back
- 5 interior offices
- Conference room
- Kitchen / break area / storage room
- Open bull pen area
- 2 restrooms
- 8 parking spaces onsite
- Modern interior finish

**Lease Details:**

**Lease Rate: Year 1 rate \$15.00 psf**

**NNN Expenses: \$28.41 psf**

**Main Level: 3,696 RSF**

**Uses: Office or Retail**

*Exclusively represented by Vista Commercial Advisors: Chip McReynolds  
303-974-7600 ext. 2 or [mcreynolds@vistacommercial.com](mailto:mcreynolds@vistacommercial.com)*

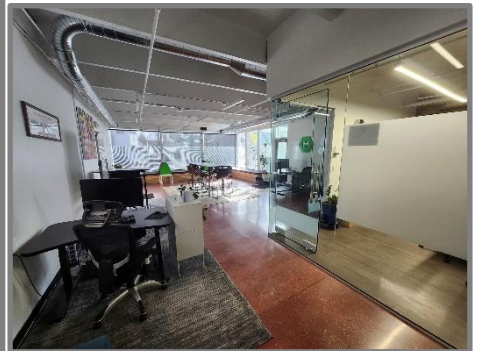
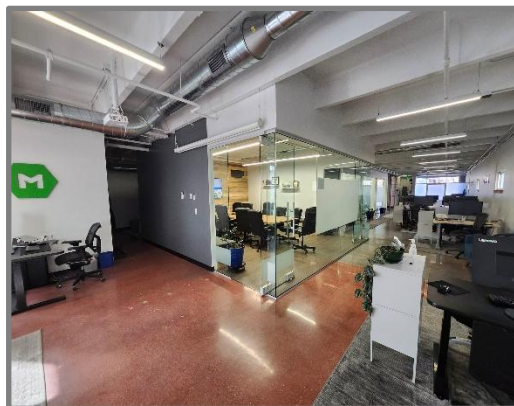
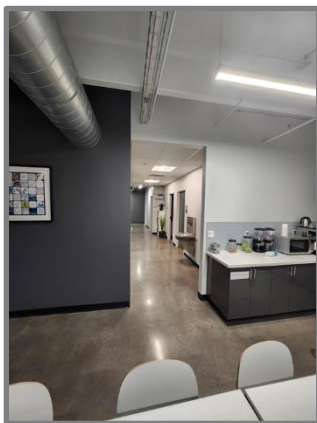
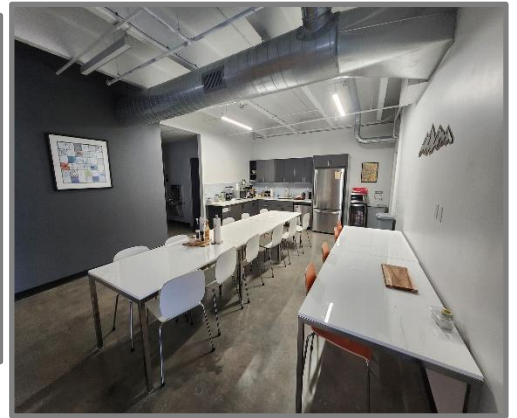
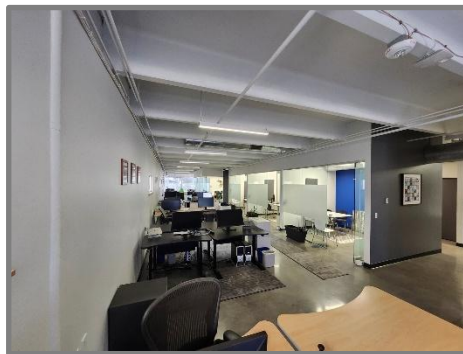
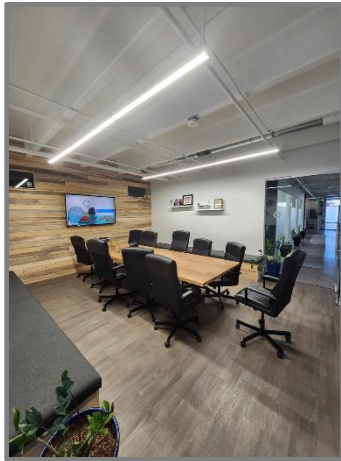
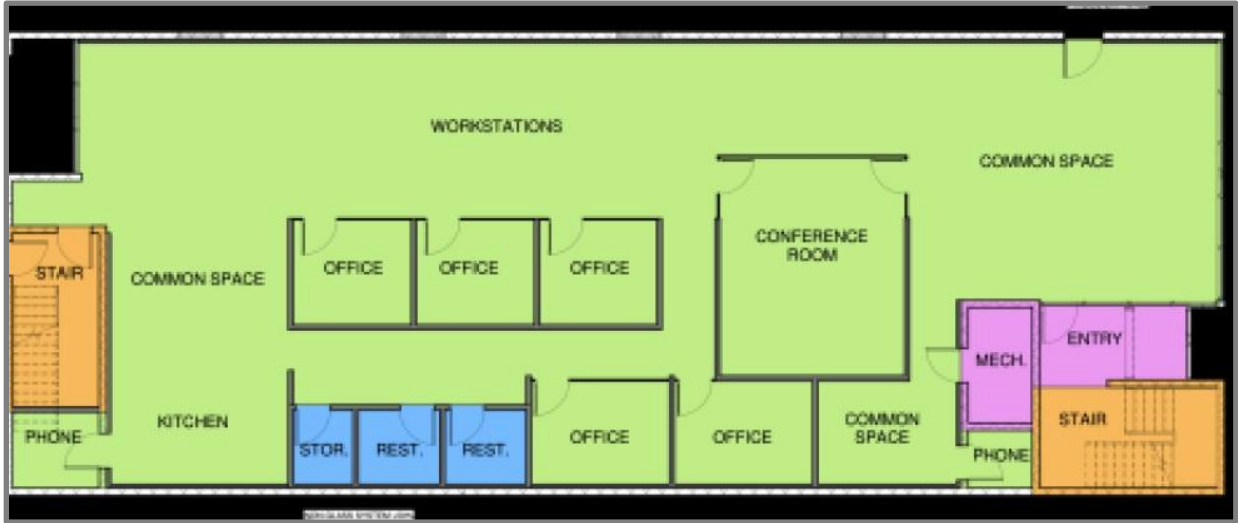


**VISTA COMMERCIAL ADVISORS INC.**

www.vistacommercial.com • 520 Courtney Way, Suite 100, Lafayette, Colorado 80026 • 303-974-7600

*Commercial Real Estate Advisory Services*

## Main Level 3,696 RSF



**VISTA COMMERCIAL ADVISORS INC.**

www.vistacommercial.com • 520 Courtney Way, Suite 100, Lafayette, Colorado 80026 • 303-974-7600

*Commercial Real Estate Advisory Services*