



## 1033 Walnut Street

Boulder, CO

### Office Space for Lease in **Ideal** Boulder Location

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[Property Info & Gallery](#)

[View Map](#)

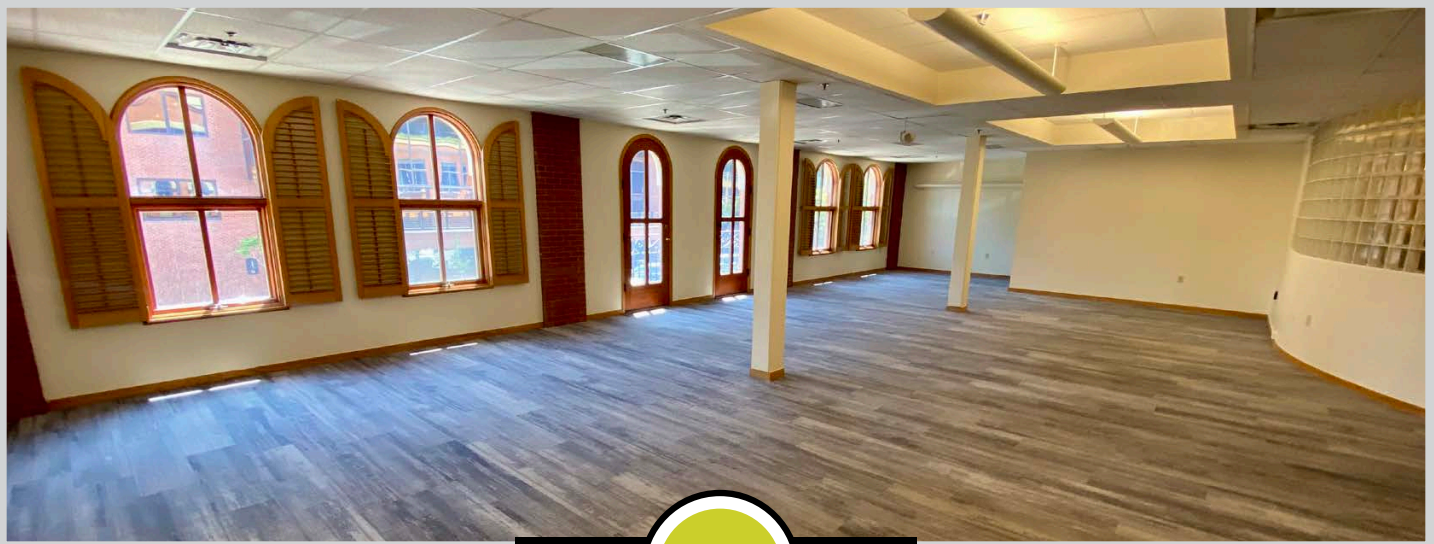
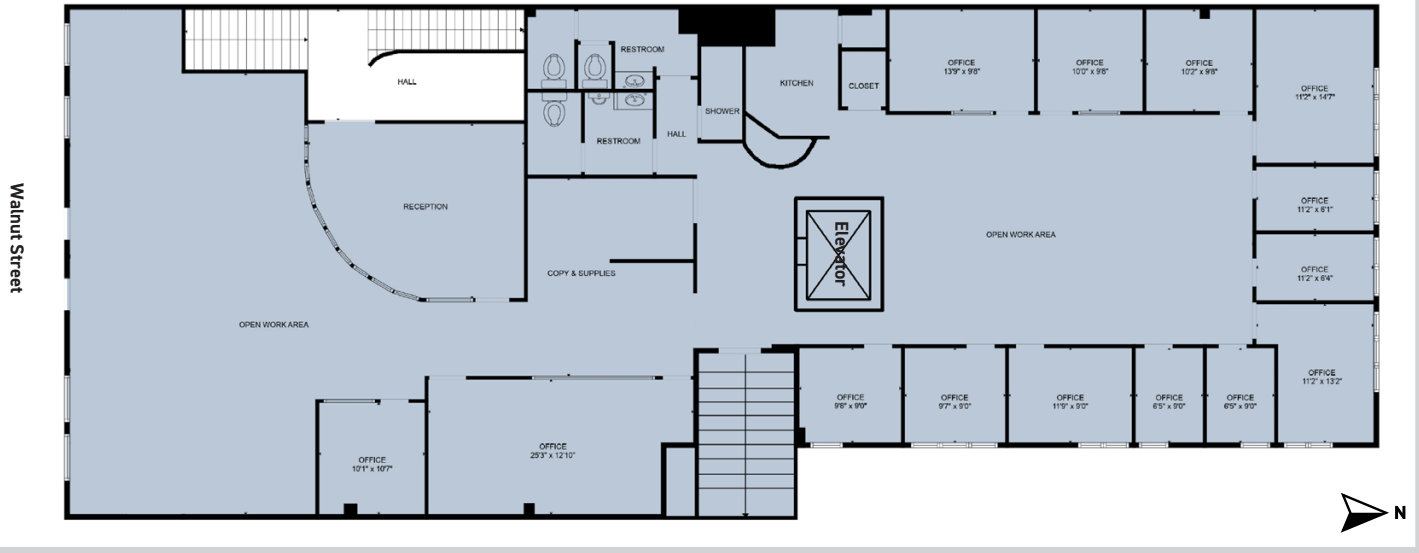
2nd Floor	5,657 sq. ft.
3rd Floor	3,682 sq. ft.
2nd & 3rd Floor	9,339 sq. ft.
Lease Rate / sq. ft.	<b>\$20.00 NNN in Year 1</b> , then \$25.00 NNN
Expenses / sq. ft.	\$22.28*

*\*Not Including Electric*

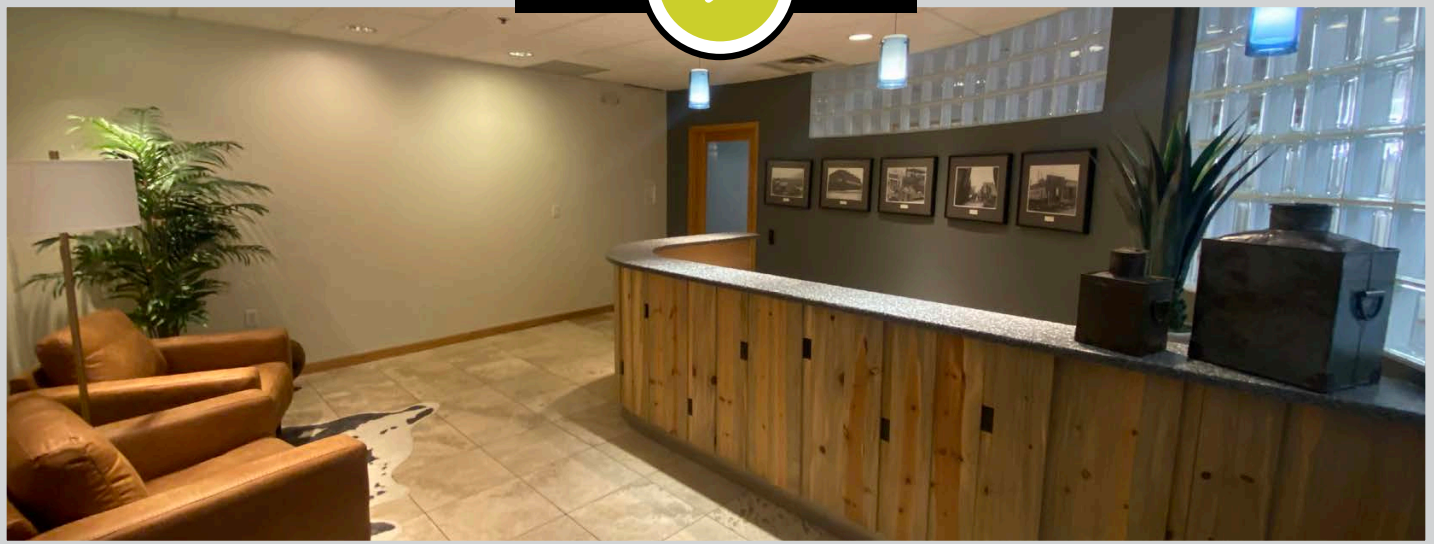
- Fantastic Downtown Boulder Location Next Door to Galvanize, Amante & Corrida
- Surrounded by Restaurants, Shops & Transit Options
- 2nd Floor Features:
  - Elevator Access, In-Suite Shower & Restrooms
  - Recently Opened Office Area has Windows & Doors That Overlook Walnut St
  - Two Reserved, Covered & On Site Parking Spaces \$150 per Month Each
- 3rd Floor Features:
  - Amazing Balconies Provide Outdoor Break & Entertainment Areas
  - Open Office Area with Lots of Natural Light
  - Two Reserved, Covered & On Site Parking Spaces \$150 per Month Each

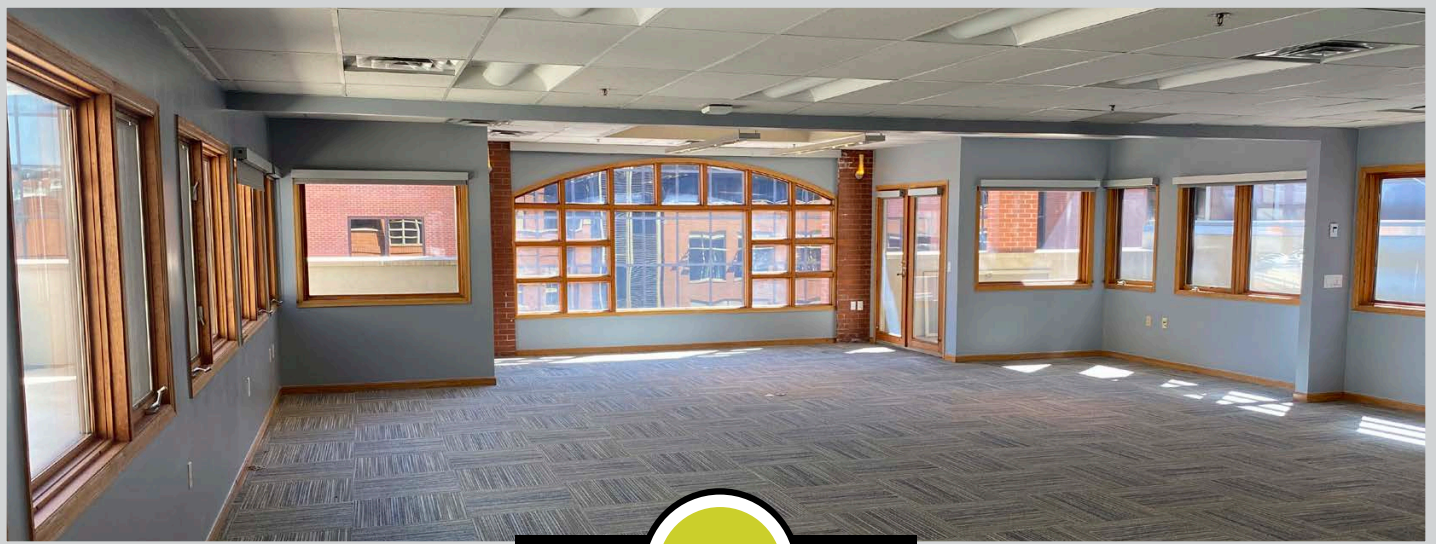
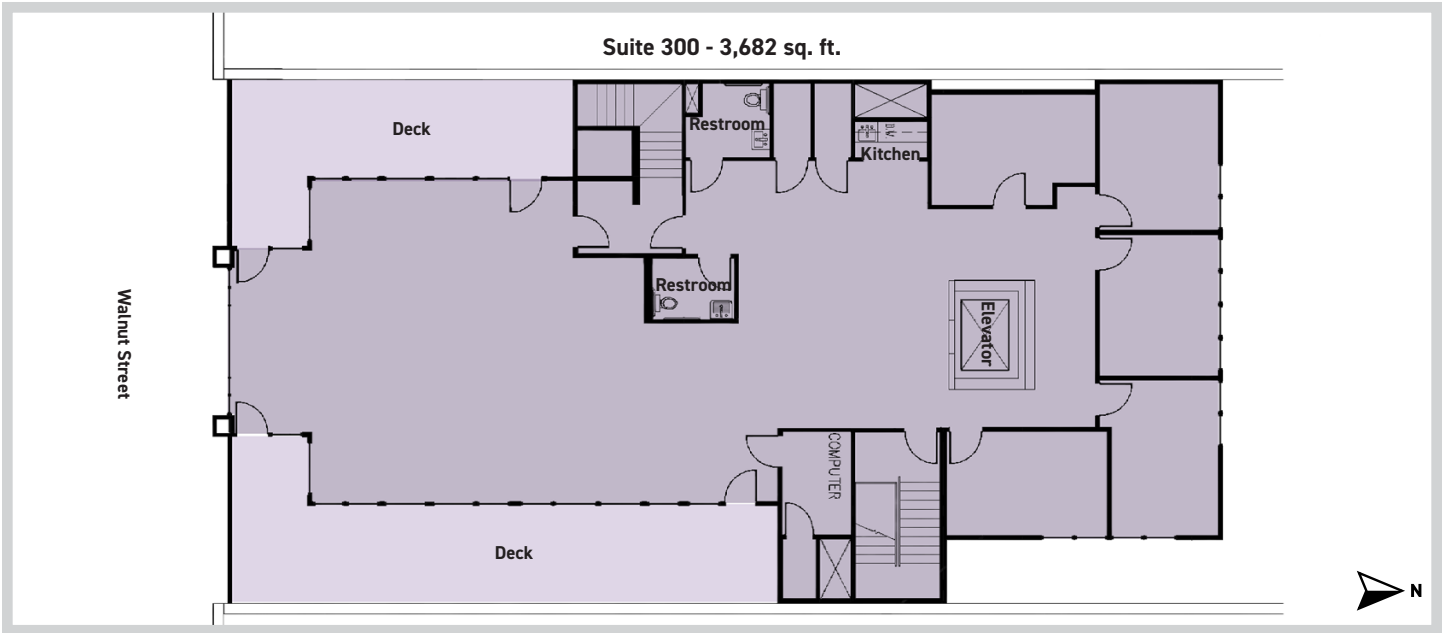
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Suite 200 - 5,657 sq. ft.



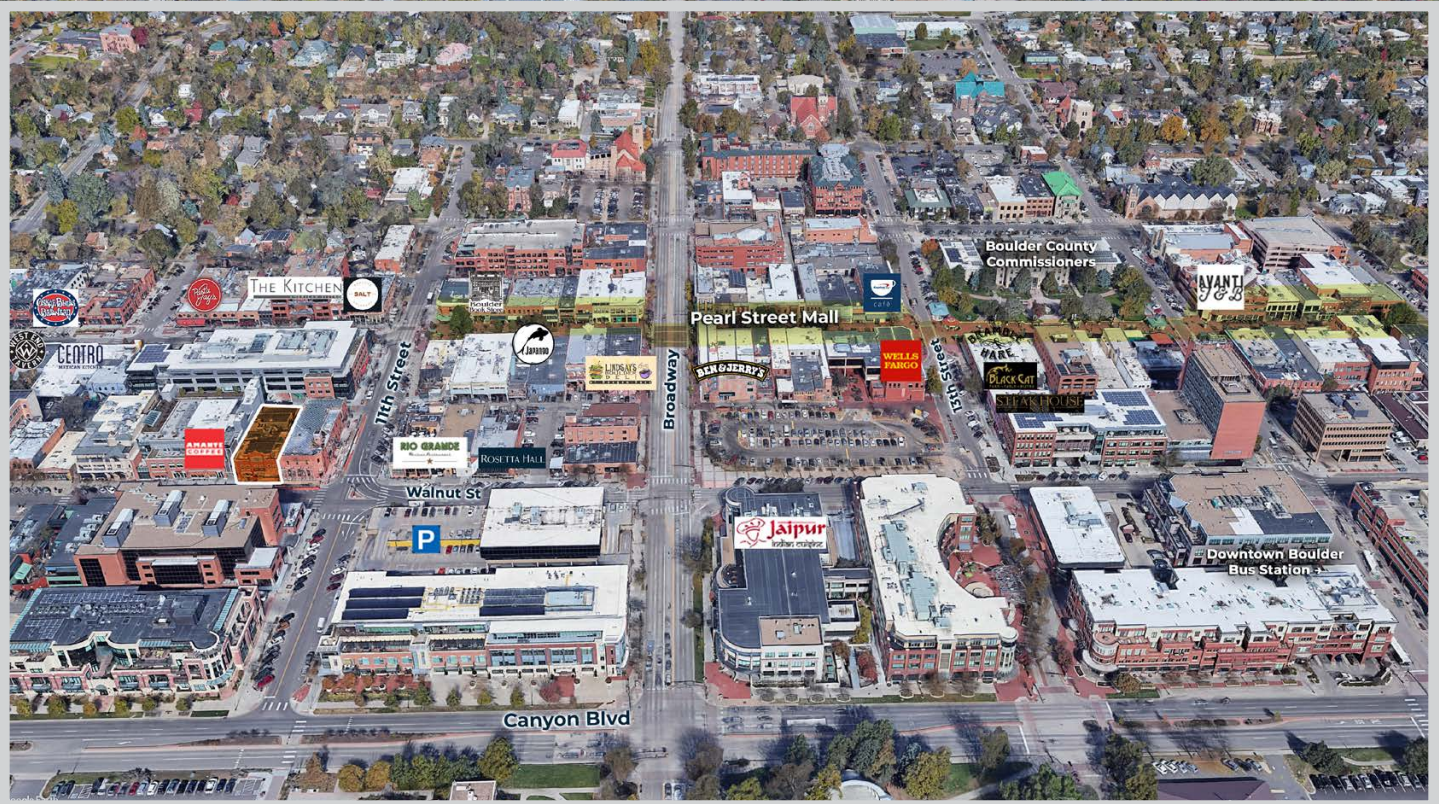
VIDEO  TOUR





## You'll Be Doing Business in Good Company\*

Downtown Boulder offers the Front Range region's finest combination of retail and restaurant offerings. Customers from throughout the Denver market drive to Boulder to experience our one-of-a-kind retail mix and powerful collection of restaurants. The centerpiece of downtown Boulder is the four block award winning Pearl Street Mall, serving as an anchor for the east and west ends of Pearl Street - each district with it's unique business mix and personality.



### Downtown Boulder provides a high quality of life and work environment for you and your employees\*

From bike trails to seasonal landscaping programs, Downtown Boulder continues to develop as a place that focuses on quality of life attributes as well as a strong base of economic vitality.

- A central location and an exceptional bus system have resulted in downtown Boulder having one of the nation's highest percentage shares of alternative mode transportation (walk, bus, bike) into Downtown.
- Downtown employees are eligible for an EcoPass, which provides unlimited free service on Regional Transportation District routes.
- A 2-mile bike/hike trail through downtown that is part of a larger community trail system
- City and BID commitment to cleanliness, landscaping, design and safety
- Located in the majestic Colorado Front Range at the foot of the famous Boulder Flatirons
- A vast array of cultural and educational opportunities throughout downtown.

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