

AVAILABILITY	
SUITE 303	323 RSF
LEASE RATE	\$27.00 / RSF / NNN
EXPENSES	\$22.59 / RSF
AVAILABLE	JANUARY 1, 2019
PARKING	One parking space available in the adjacent City of Boulder parking garage for \$143.33 per month.

PROPERTY FEATURES

1123 Spruce Street is located in Downtown Boulder just a couple of blocks off the Pearl Street Mall and walking distance to many restaurants and retailers.

This space features 323 square feet and has a shared conference room located on the first floor.

The historical significance of 1123 Spruce Street is that it is one of the earlier remaining residences still standing in the "Boulder Original Townsite" and is believed to be the oldest remaining brick home in Boulder.



**SHARE THIS BUILDING WITH
THE COMMUNITY FOUNDATION BOULDER COUNTY**

For more information please contact

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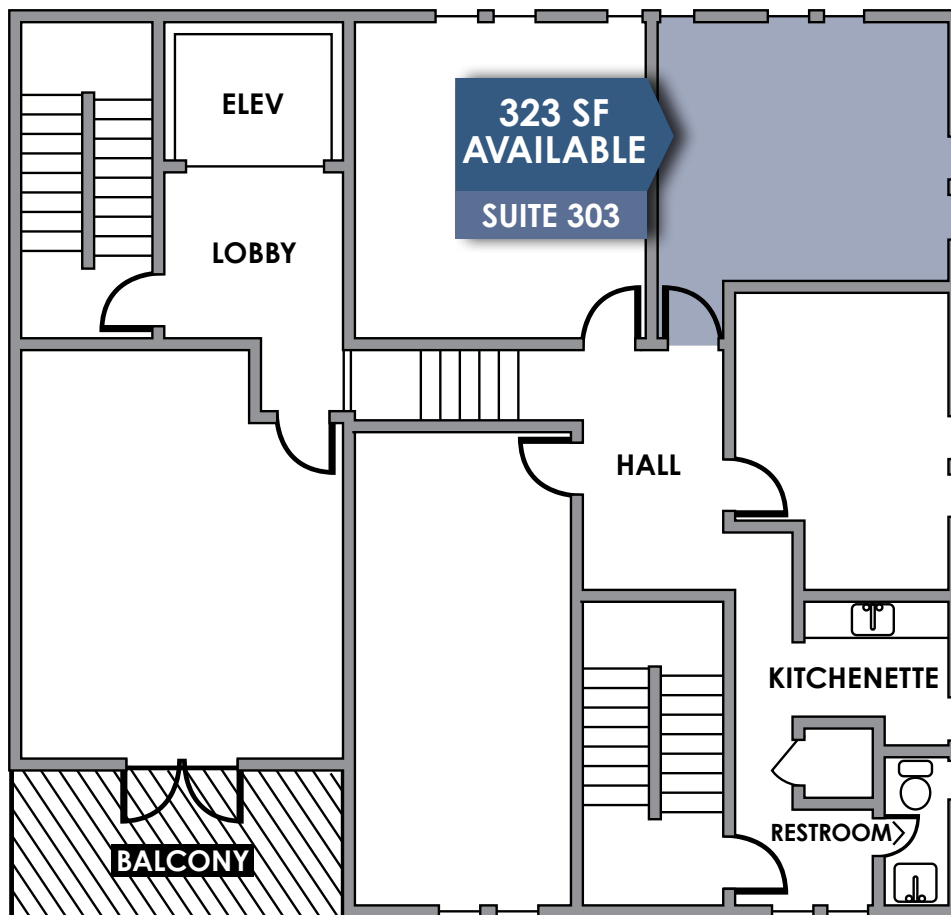
SHARED KITCHENETTE



PARKING AVAILABLE



OPERABLE WINDOWS



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