

LEASE RATE  
**REDUCED!**

## OFFICE SPACE FOR LEASE

507 Canyon Boulevard, Suite 105  
Boulder, Colorado

### AVAILABILITY

SPACE AVAILABLE 1,064 RSF

LEASE RATE \$14.00 / RSF / NNN  
~~\$22.00~~ / RSF / NNN

EXPENSES \$17.14 / RSF

DATE AVAILABLE AUGUST 1, 2020

### PROPERTY FEATURES

- Professional office building located in Downtown Boulder
- Corner suite features reception area and 3 private offices
- Access to common kitchen on 2nd floor and a common conference room
- 3 designated parking spaces with 2 located in the parking garage.
- Located directly across from the Boulder County Justice Center - Ideal for attorneys
- Within walking distance of numerous amenities



FOR MORE INFORMATION CONTACT:

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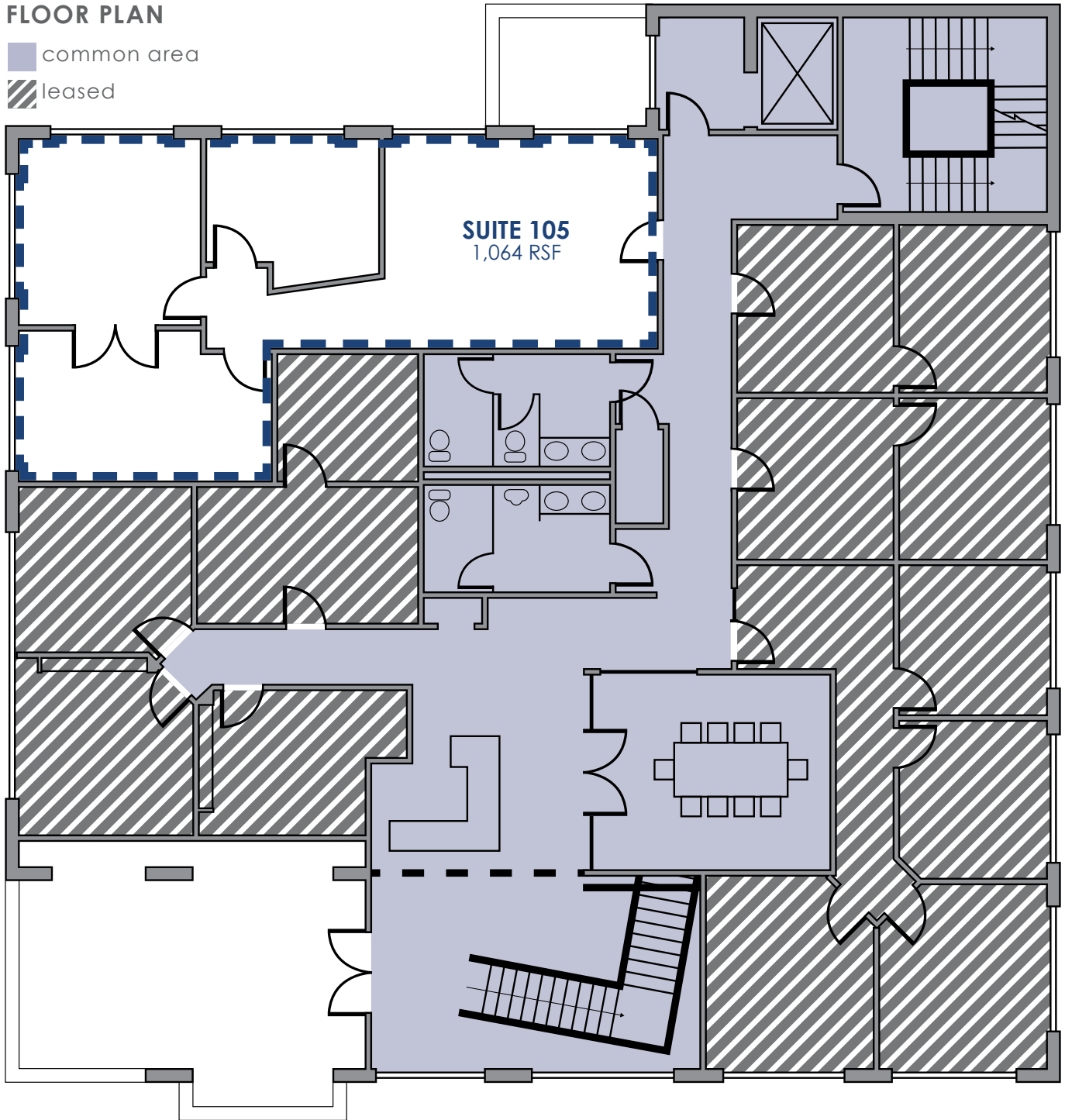
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### FLOOR PLAN

- common area
- ▨ leased



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