

# CENTRAL BOULDER OFFICE SPACE FOR SUBLEASE

2639 Spruce Street  
 Boulder, Colorado

## HIGHLIGHTS

SIZE	3,267 RSF
LEASE RATE	\$22.00 / RSF / NNN
EXPENSES	\$7.00 / RSF (EST. 2020) + UTILITIES
PARKING	4-5 PARKING SPACES IN THE ALLEY, PLUS DRIVEWAY AND STREET PARKING
TERM	THRU MARCH 31, 2023

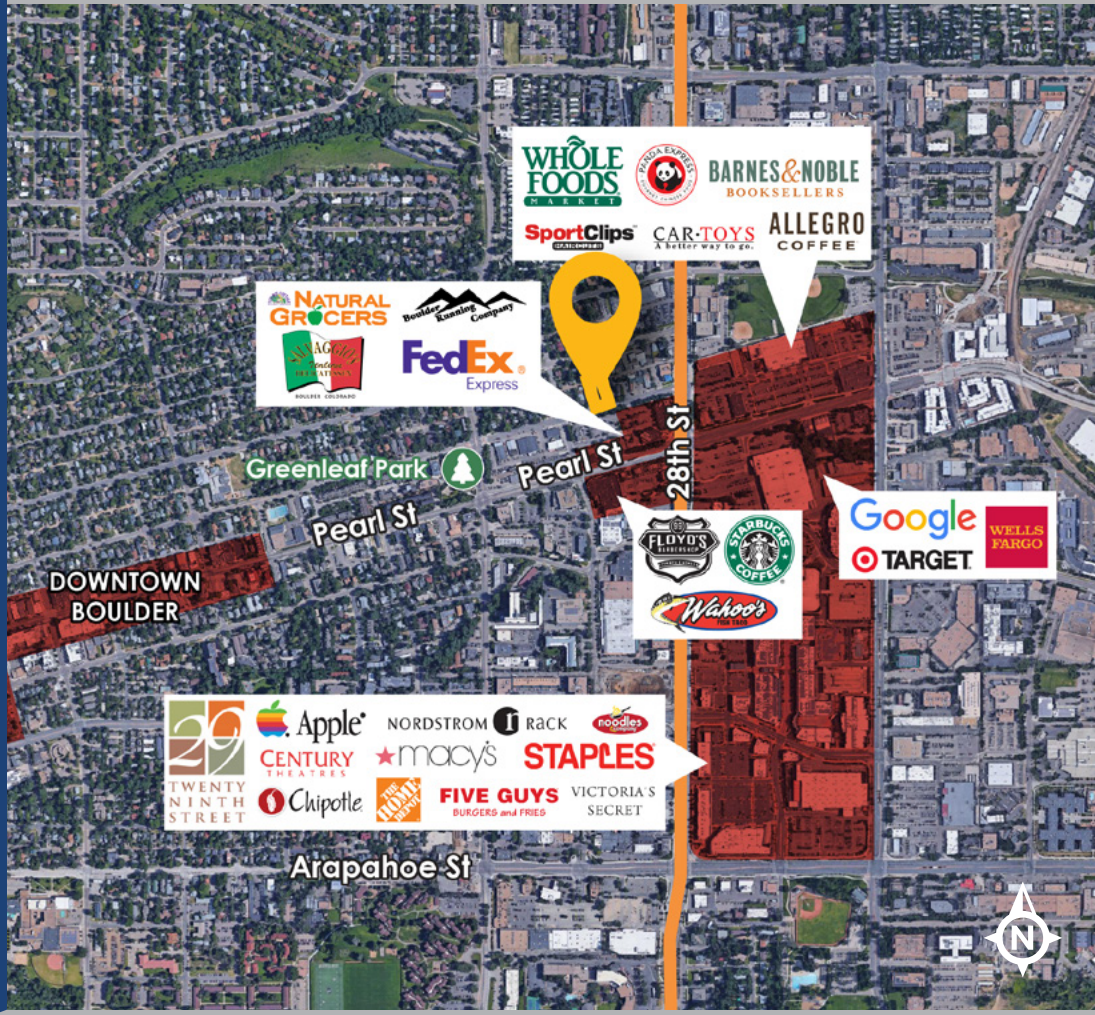
## PROPERTY FEATURES

- Operable windows
- Security alarm system
- Furnished: Furniture, cubicles, and adjustable standing desks available
- LED lighting
- On-demand hot water heater
- Daylighting
- Skylights
- Roll-up overhead door
- 4-5 parking spaces in the alley, plus driveway and street parking
- Shower
- Outdoor picnic table area in front
- Storage shed
- 13 offices, large conference room, break room, bullpen
- 100% HVAC



TAKE THE   
**VIRTUAL**  
 TOUR

<https://youtu.be/7zWxZYRUEs>



FOR MORE INFORMATION CONTACT:

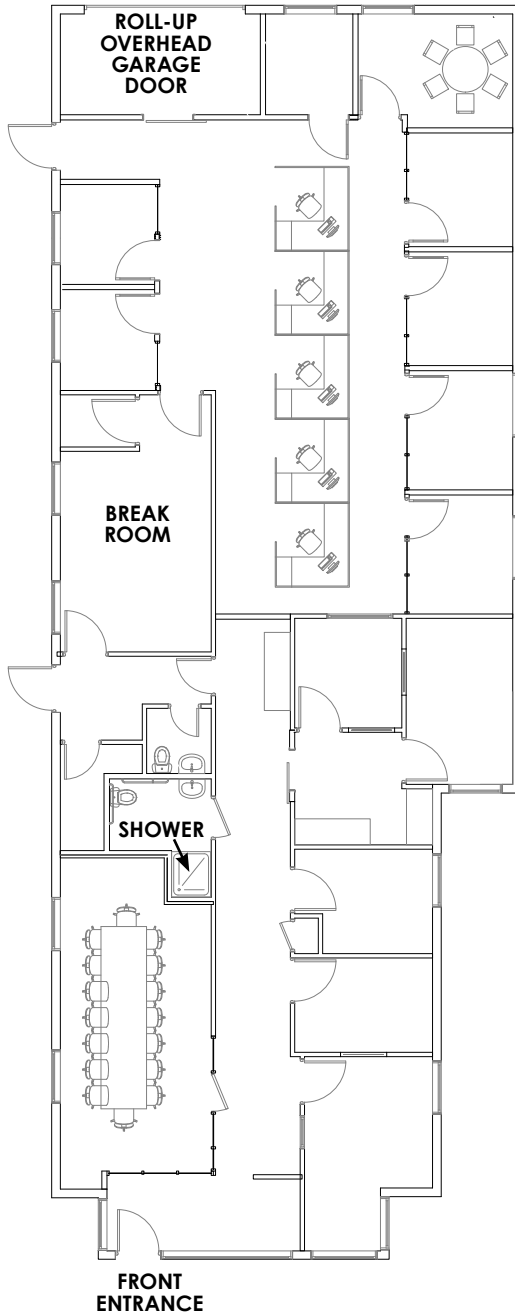
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**FLOOR PLAN**  
**3,267 RSF - \$22.00/RSF/NNN**



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