

Dean  
**Callan**  
& COMPANY, INC.



# OWNER | USER OPPORTUNITY IN DOWNTOWN BOULDER

## OFFICE BUILDING FOR SALE

645 Walnut Street, Boulder, Colorado



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**FOR MORE  
INFORMATION CONTACT**

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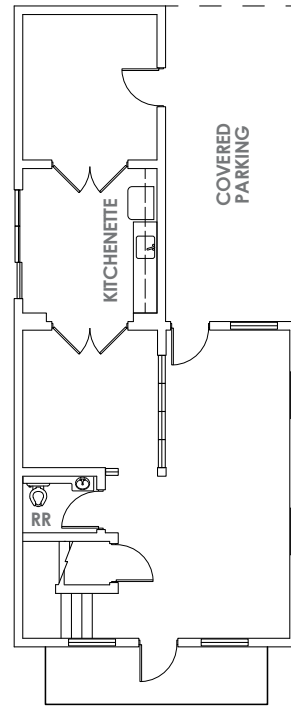


<b>PRICE</b>	<b>\$1,450,000</b>
<b>SIZE</b>	<b>1,857 SF</b>
<b>LOT SIZE</b>	<b>0.09 ACRES</b>
<b>YEAR BUILT</b>	<b>1910 (RENOVATED 2017)</b>

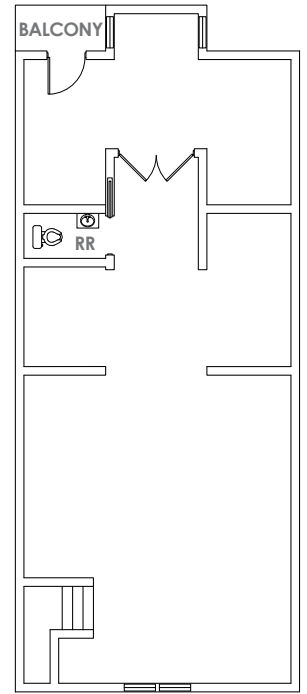
**PROPERTY FEATURES**

- Office building within walking distance of the Pearl Street Mall. Located on the corner of 7th street and Walnut.
- Two large covered parking spaces
- Private patio, operable windows
- Property backs-up to Canyon Pointe Park
- Numerous amenities and restaurants including The Bitter Bar, Spruce Confections, Nick-N-Willy's Pizza and St. Julien Hotel.
- Access to Boulder Creek Path

FLOOR PLAN



1ST FLOOR



2ND FLOOR



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

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