

## PROFESSIONAL OFFICE SPACES FOR LEASE & SUBLEASE

1123 Spruce Street, Suite 275 & 303  
Boulder, Colorado

### FOR LEASE

SUITE 303	323 RSF
LEASE RATE	\$25.00 / RSF / NNN
EXPENSES	\$21.40 / RSF
MONTHLY TOTAL	\$1,248.93 / MO
AVAILABLE	MARCH 1, 2021

### FOR SUBLEASE

SUITE 275	122 RSF
LEASE RATE	\$1,400/MO GROSS
AVAILABLE	NOW
SUBLEASE TERM	JANUARY 31, 2023

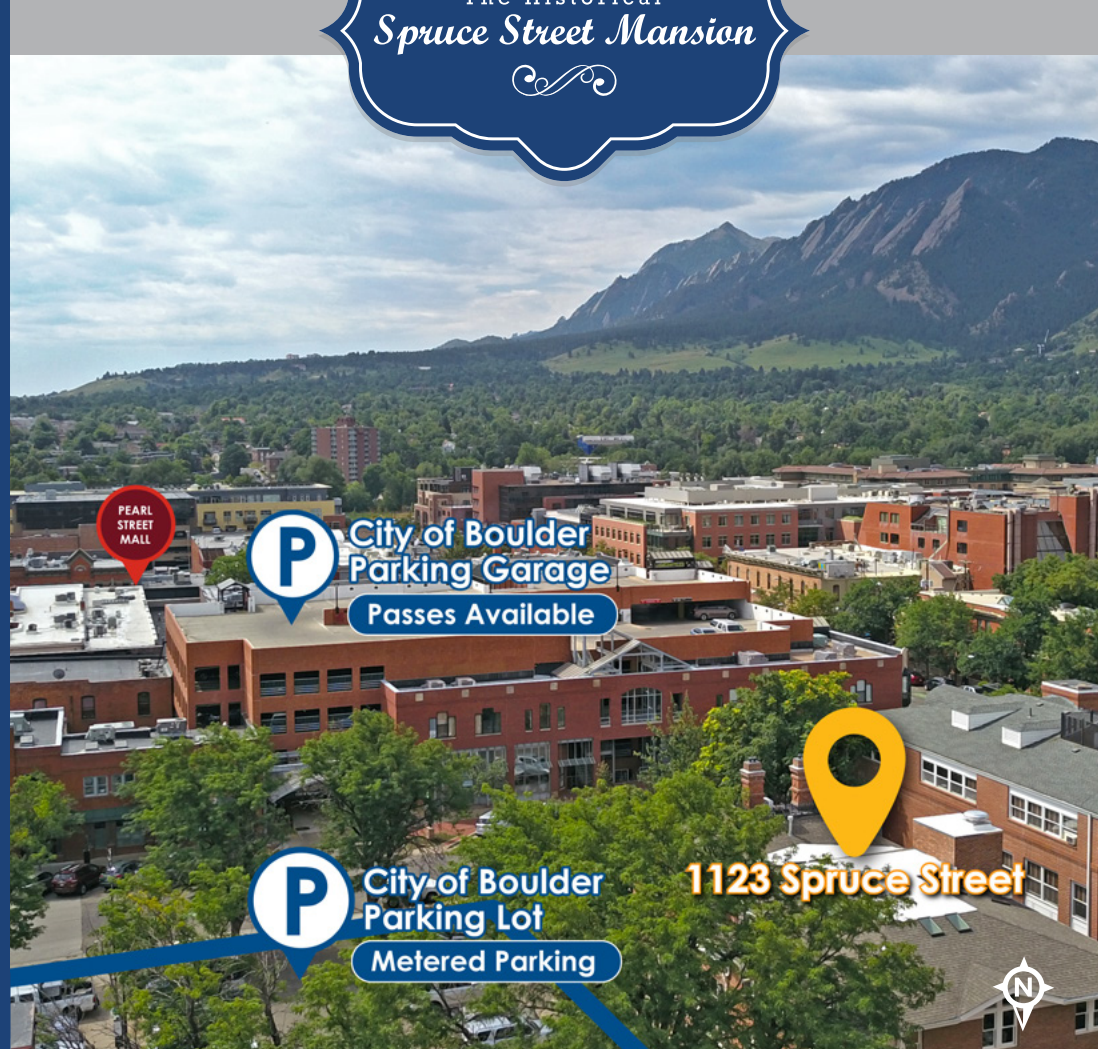
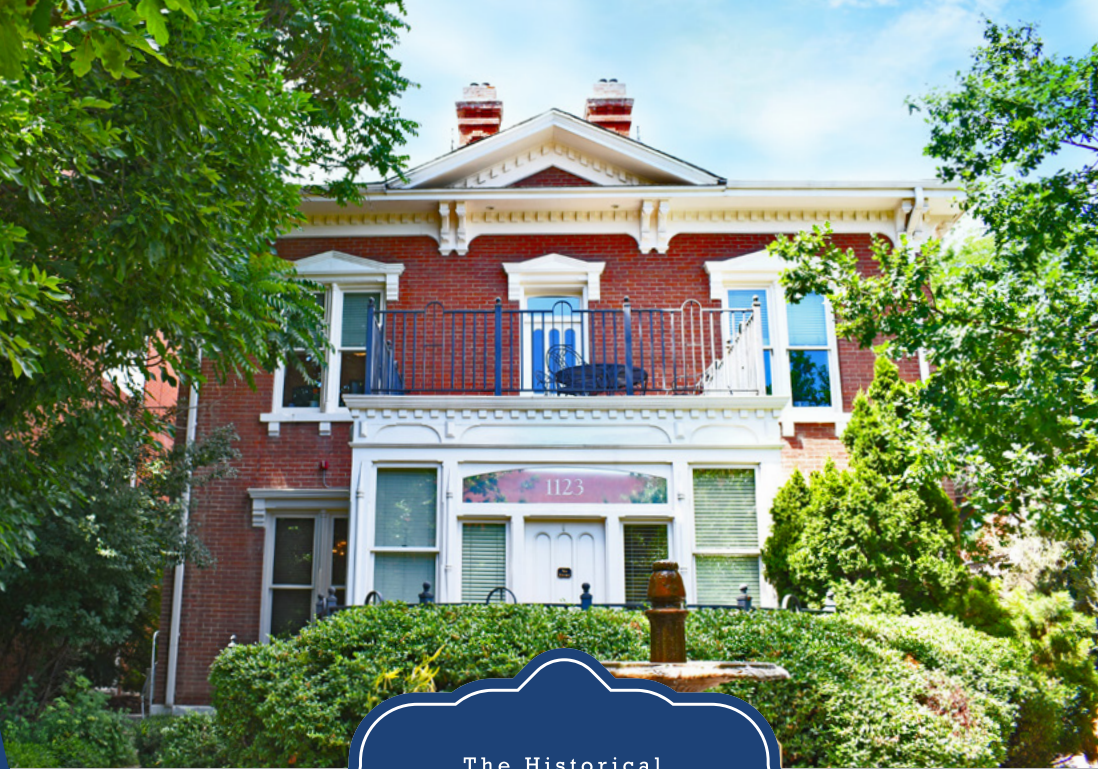
### PROPERTY FEATURES

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.

Second and third floor suites available with community conference rooms and kitchenettes. The suites have direct access to the elevator that opens into the reception area.

1123 Spruce has historical significance. It is one of the last remaining residences that was apart of the "Boulder Original Townsite." Originally a home, is now believed to be oldest remaining brick structure in Boulder.

The Historical  
*Spruce Street Mansion*



FOR MORE INFORMATION CONTACT:

**DEAN CALLAN & COMPANY**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420  
[www.deancallan.com](http://www.deancallan.com)

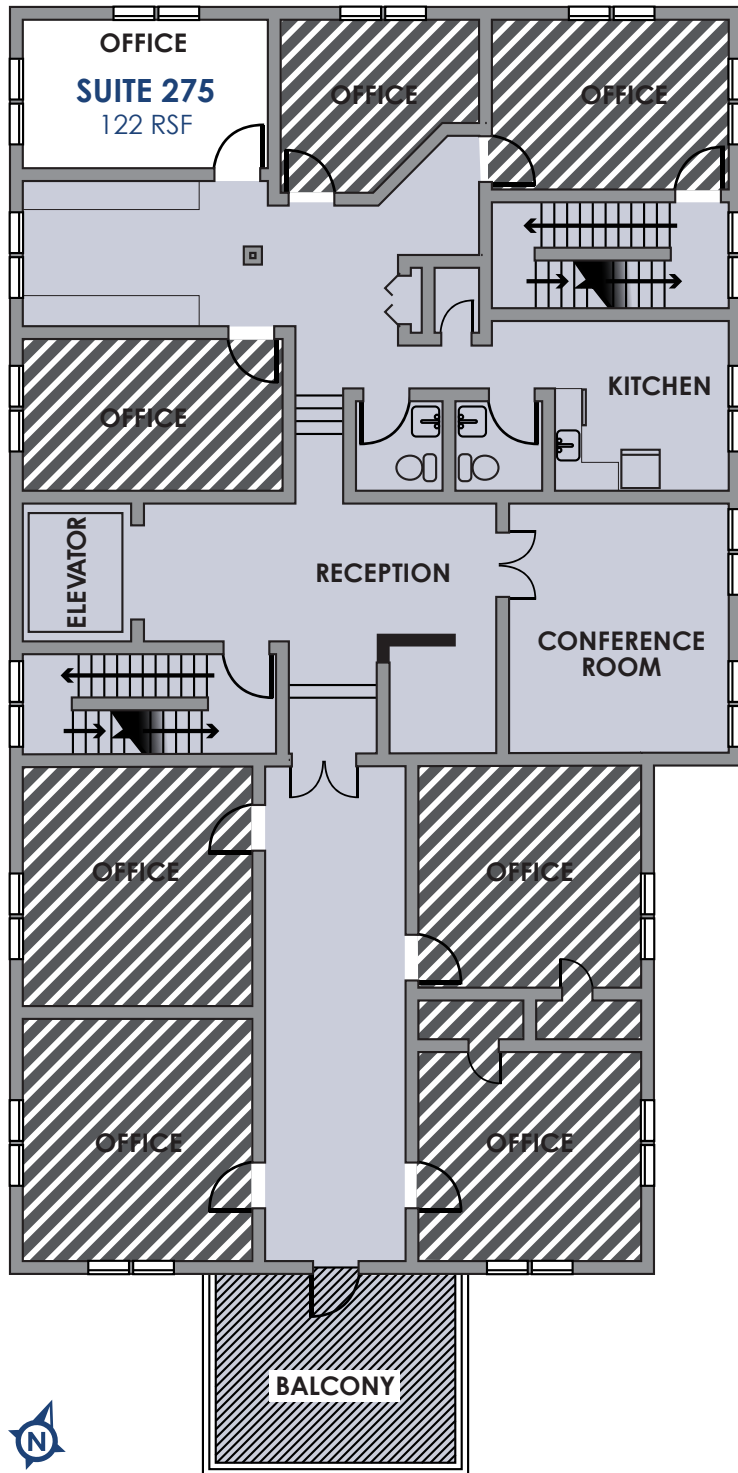
**KEVIN NELSON**  
720.464.3950  
[knelson@deancallan.com](mailto:knelson@deancallan.com)

**BEAU GAMBLE**  
303.945.2028  
[beaugamble@deancallan.com](mailto:beaugamble@deancallan.com)





## FLOOR PLAN - 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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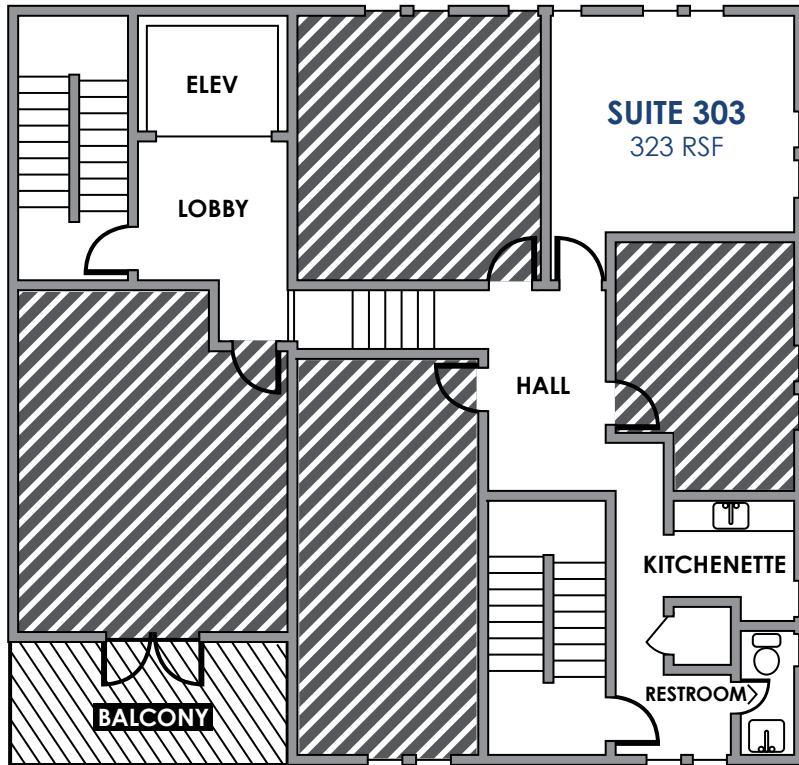
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## FLOOR PLAN - 3RD FLOOR



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**BEAU GAMBLE**  
303.945.2028  
[beaugamble@deancallan.com](mailto:beaugamble@deancallan.com)

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