



KEVIN NELSON

Broker Associate

720.464.3950

knelson@deancallan.com

BEAU GAMBLE

Broker Associate

303.945.2028

beaugamble@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

PROFESSIONAL OFFICE SPACES FOR LEASE

**1123 SPRUCE STREET
BOULDER, COLORADO 80302**

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.

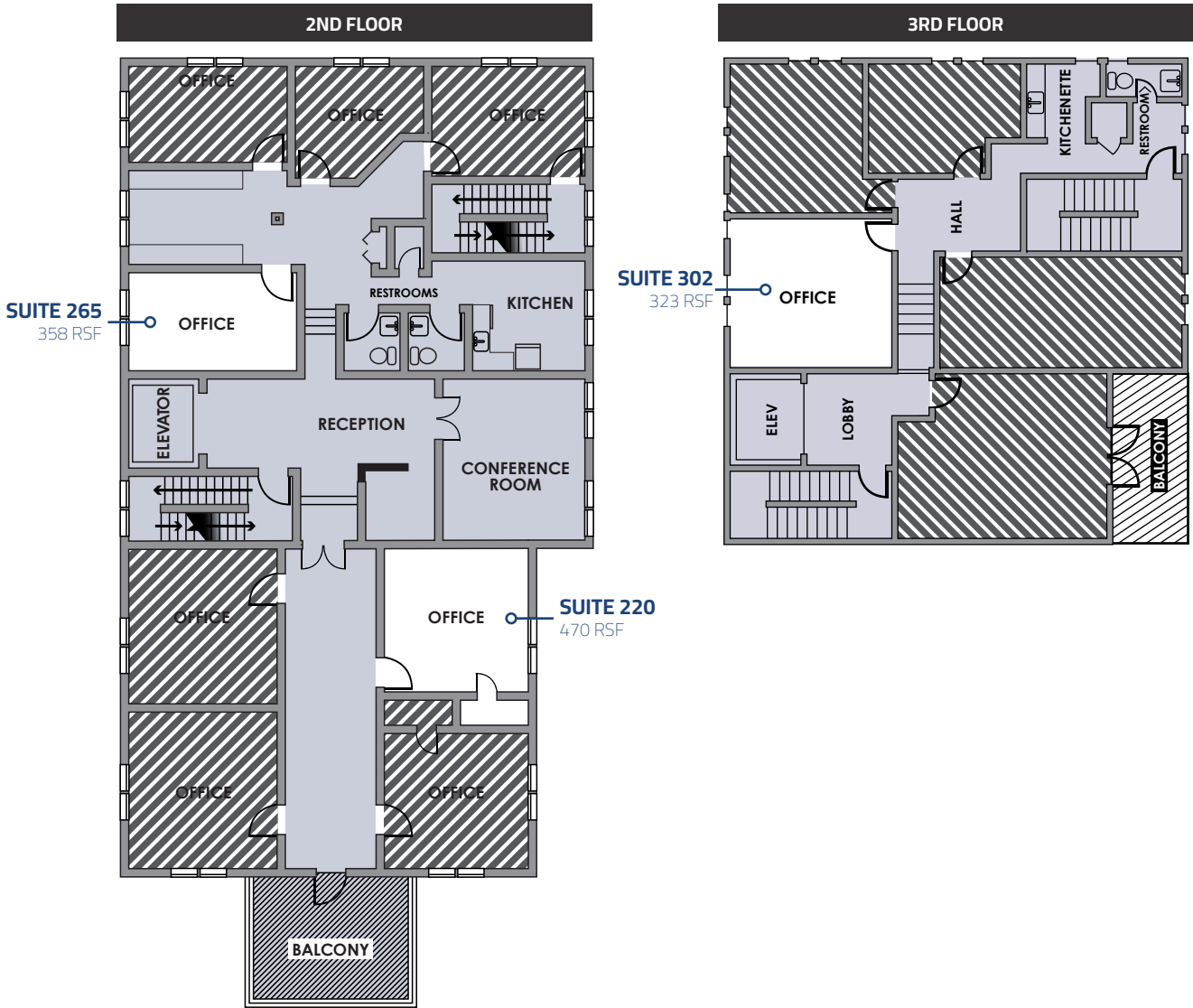
Second and third floor suites available with community conference rooms and kitchenettes. The suites have direct access to the elevator that opens into the reception area.

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.

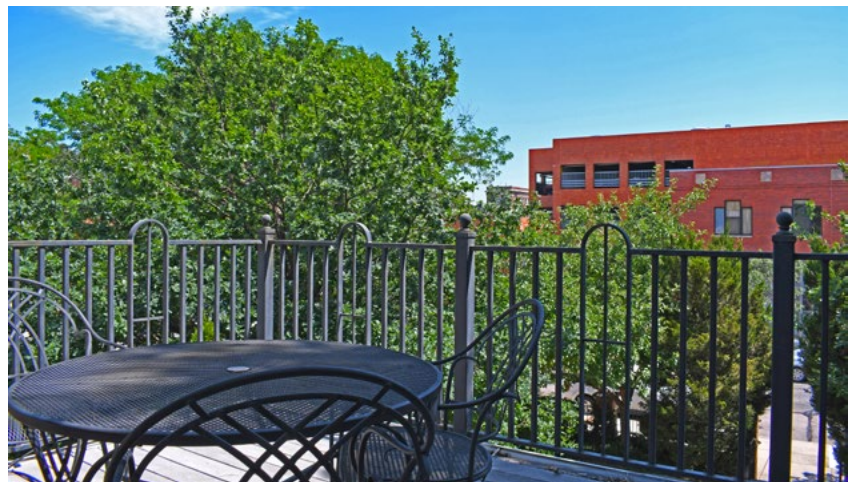
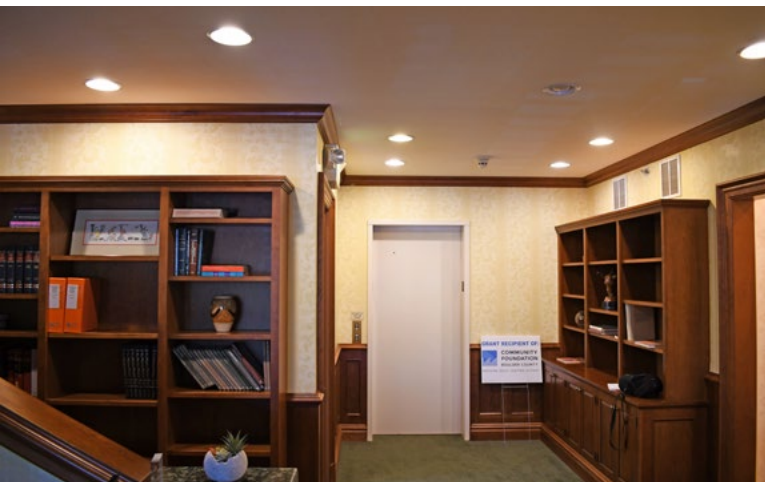
Call us for more information and to set up a tour.

TERMS

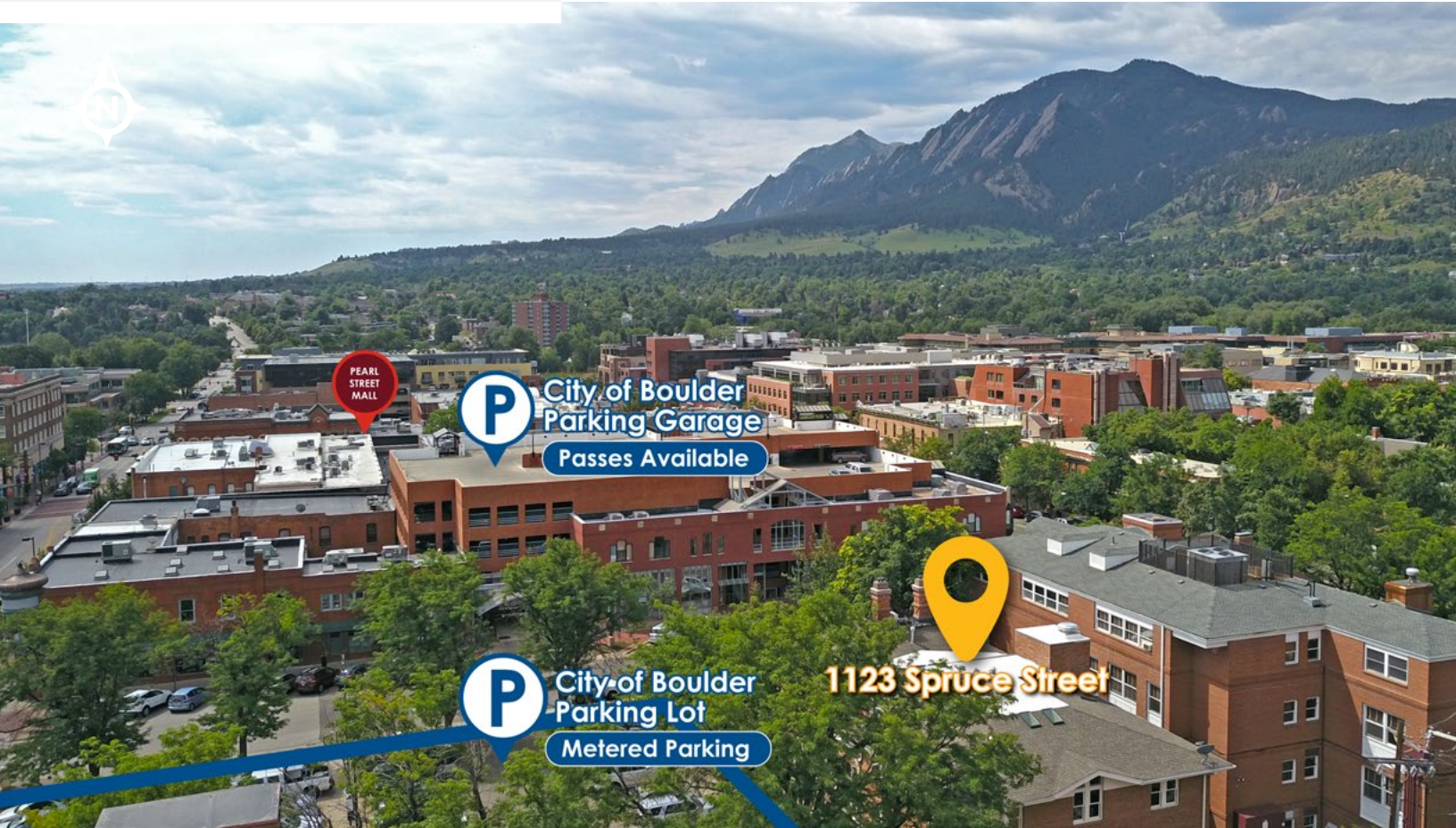
Suite 220:	470 SF \$1,400/MO
Suite 265:	358 SF \$925/MO
Suite 302:	323 SF \$1,100/MO
Available:	Now



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.



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.



Call us for more information
and to set up a tour.

DEAN CALLAN & COMPANY INC

KEVIN NELSON
Broker Associate
720.464.3950
knelson@deancallan.com

BEAU GAMBLE
Broker Associate
303.945.2028
beaugamble@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
61,251	114,367	189,755

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
64,600	101,815	137,784

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
26,065	48,066	79,222

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$94,019	\$110,844	\$123,069

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.