



**BEAU GAMBLE**

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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

# CREATIVE OFFICE SPACE FOR LEASE ON “THE HILL”

**1221 PENNSYLVANIA AVENUE  
BOULDER, COLORADO 80302**

Stroll through the gate on the west side of the building into a super cool, creative office space complete with exposed brick and tons of natural light. Office-goers can enjoy the buzzing energy of the college students while you grab lunch across the street at the famous Sink Restaurant. Be part of “The Hill’s” transformation as two new hotels are set to open in 2023.

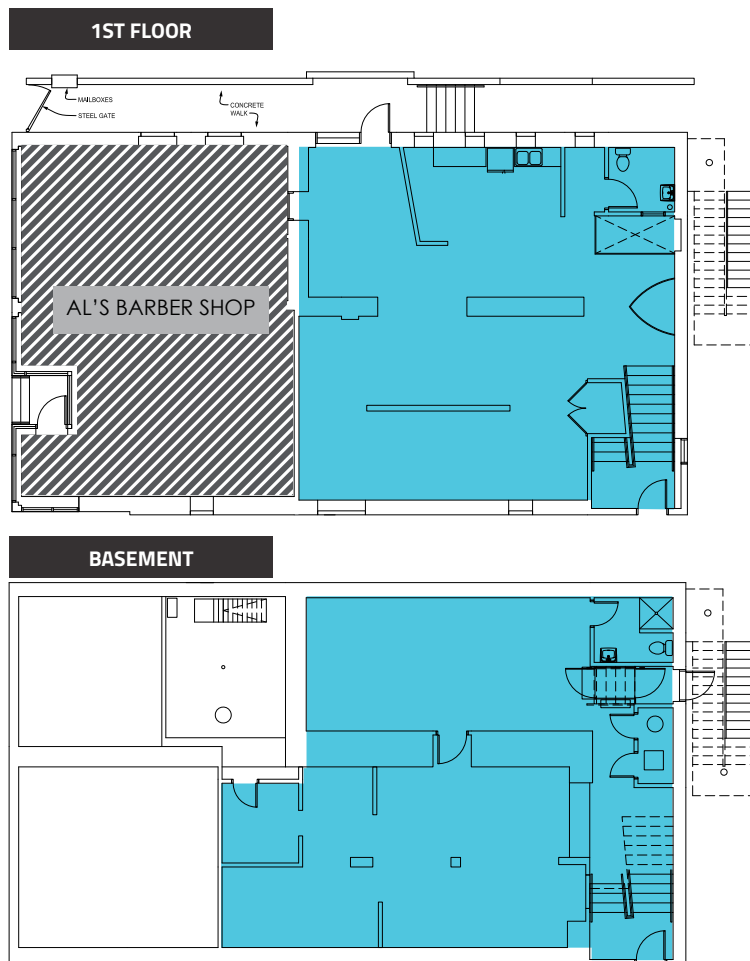
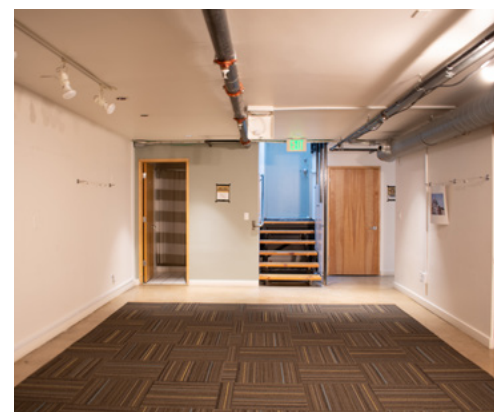
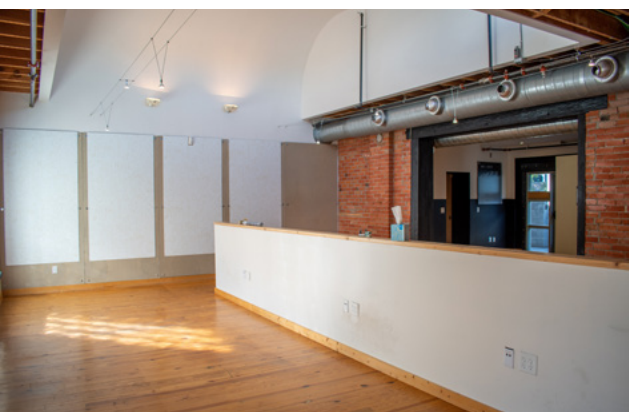
[Call us for more information and to set up a tour.](#)

## TERMS

Size:	3,456 SF
Lease Rate:	\$17.50 / SF / NNN
Expenses:	\$16.63 / SF
Parking:	2 Surface Spaces On-Site (Secure, Gated)

## PROPERTY FEATURES

- Two-level office space features plenty of natural light, original exposed brick, large kitchen/break room, large conference room, open work station space, and two bathrooms including a shower.
- 2 on-site parking spaces
- Walking distance to restaurants, retail, services, public parking and public transportation
- Close to Downtown Boulder and its numerous amenities



*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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## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS

59,746

5 MILE RADIUS

113,602

10 MILE RADIUS

195,486

### EMPLOYEES

2 MILE RADIUS

66,593

5 MILE RADIUS

99,291

10 MILE RADIUS

142,629

### HOUSEHOLDS

2 MILE RADIUS

24,884

5 MILE RADIUS

47,684

10 MILE RADIUS

81,739

### HOUSEHOLD INCOME

2 MILE RADIUS

\$90,454

5 MILE RADIUS

\$110,721

10 MILE RADIUS

\$122,843

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