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# BEAUTIFUL FREE STANDING OFFICE BUILDING FOR SALE OR LEASE

**1526 SPRUCE STREET  
BOULDER, COLORADO 80302**

1526 Spruce Street is a fully renovated 3-story, free-standing professional office building in the heart of downtown Boulder. The building is fully outfitted with 14 parking spaces, new bathrooms, showers, hardwood floors, foyer, stairwells, state-of-the-art LED chandelier systems, solar panels, and a contemporary glass entryway bringing in tons of natural light. This is the perfect owner/user opportunity.

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

## TERMS

Price:	Negotiable
Size:	12,368 SF
Lease Rate:	Negotiable
Expenses:	\$18.64 / RSF (Est. 2024)
Lot Size:	6,902 SF (0.16 Acres)
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

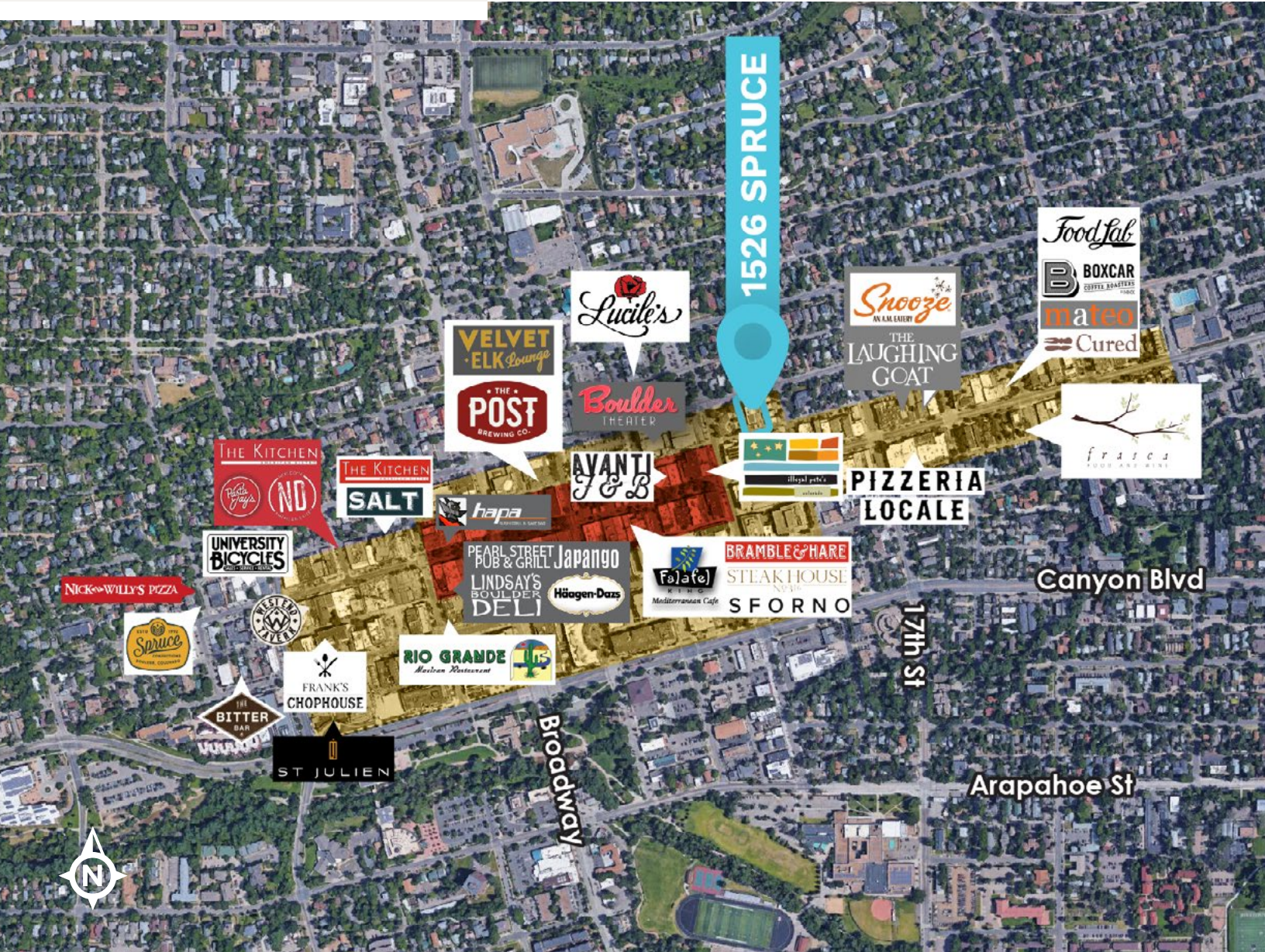
## BUILDING INFORMATION

Location:	1526 Spruce Street Boulder, Boulder County, Colorado 80302
Year Built:	1986 (Renovated 2021)
Zoning:	DT-2
Parking:	14 On-Site Parking Spaces
Utilities:	Water and sewer service provided by City of Boulder. Electric and natural gas provided by Xcel.
Roof:	Asphalt Shingle and EPDM Roof System
HVAC:	Central Air/HVAC
Sprinklers:	100% fire sprinklered

## PROPERTY FEATURES

- Downtown Boulder
  - 1 Block from the Pearl Street Mall
- 3 Floors - Masterfully planned
- Elevator access on all 3 floors and basement
- Energy Efficient
- Rooftop Solar Panels
- Storage on site including bike storage
- 14 On-Site Parking Spaces
- New Showers and Locker Rooms
- Responsive Property Management





## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
61,576	109,866	193,943

### HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
26,252	46,144	80,954

### EMPLOYEES

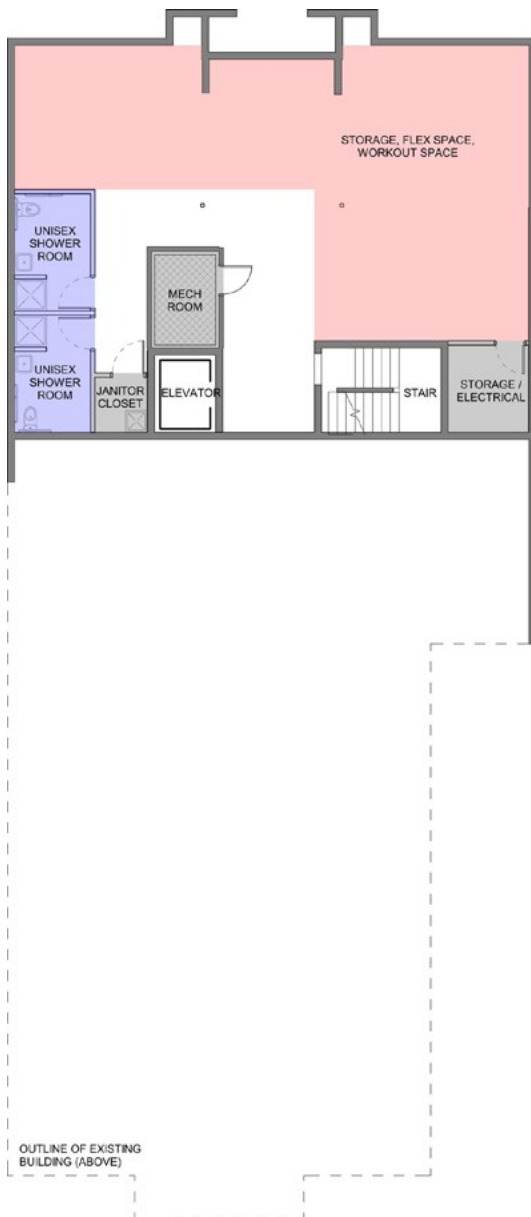
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
70,569	101,936	141,204

### HOUSEHOLD INCOME

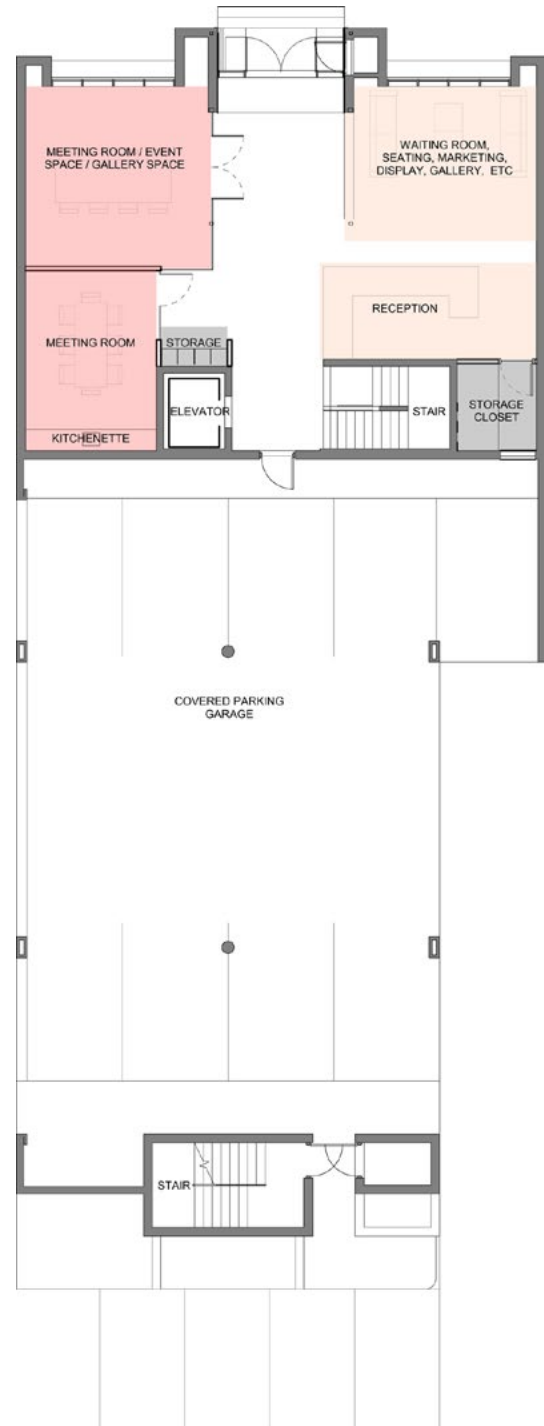
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$95,135	\$112,608	\$125,656

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.

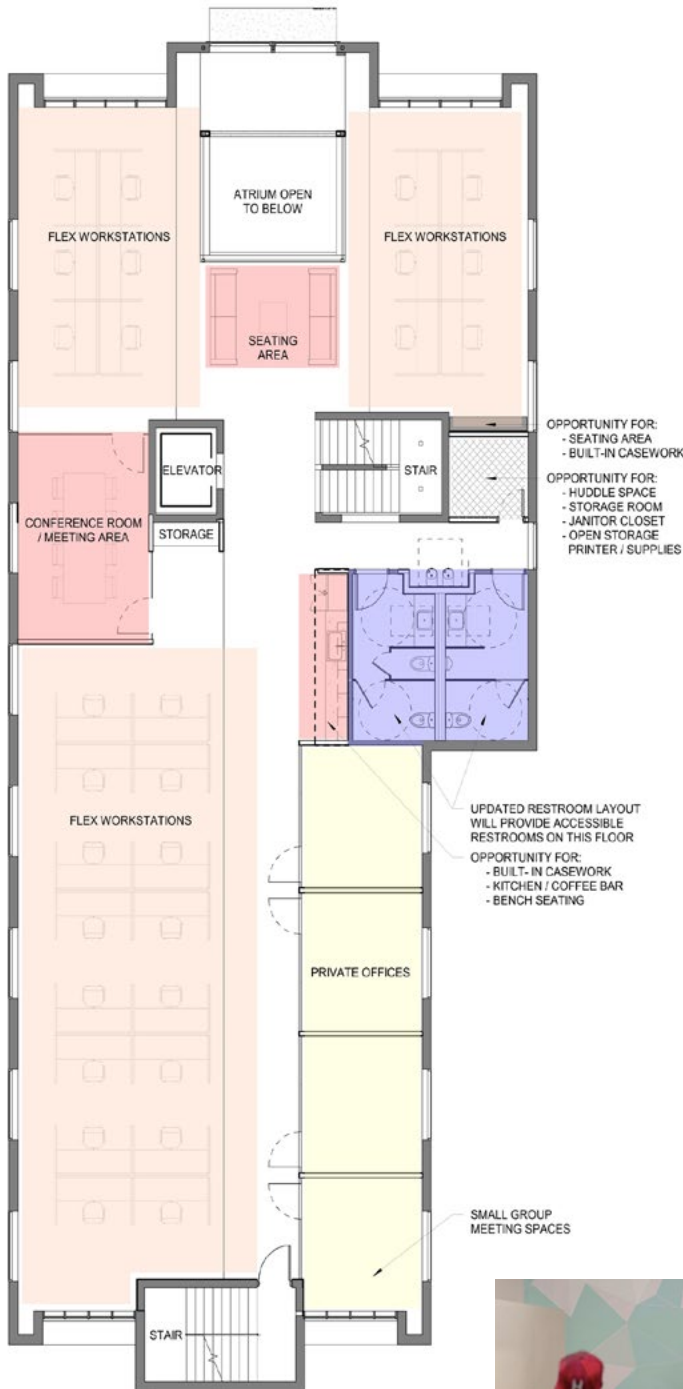
**PROPOSED BASEMENT PLAN**



**PROPOSED MAIN LEVEL PLAN**



**PROPOSED SECOND LEVEL PLAN**



**PROPOSED THIRD LEVEL PLAN**





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*ROOFTOP SOLAR PANELS*