

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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DOWNTOWN BOULDER OFFICE CONDO FOR LEASE

2033 11TH STREET, UNIT 5
BOULDER, COLORADO 80302

Two story professional office condo for lease in downtown Boulder.

2033 11th Street is ideally located just off the Pearl Street Mall with world-class shopping and restaurants just steps away. This fabulous location offers a great plus for tenants.

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

TERMS

Unit 5:

1,545 SF

Lease Rate:

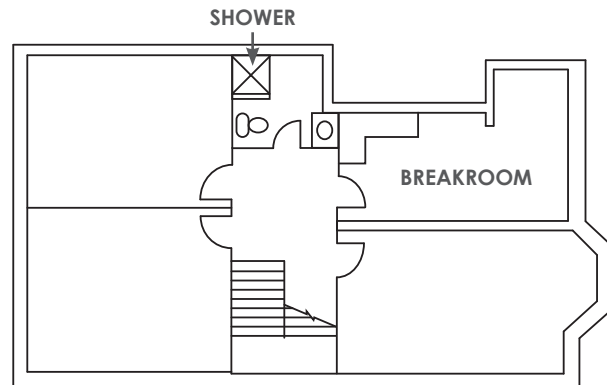
\$5,150/MO FSG (\$40.00/SF)

PROPERTY FEATURES

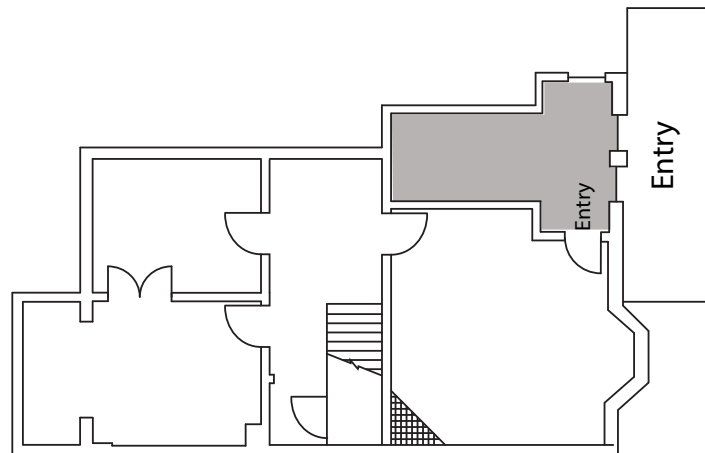
- 2 story professional office condo for lease
- Quality finishes and fixtures
- The condo features recently updated bathroom with shower and a breakroom
- Located just one block off the Historic Pearl Street Mall
- Walking distance to numerous amenities, including restaurants, retail and the Boulder Creek Path



2ND FLOOR



MAIN FLOOR

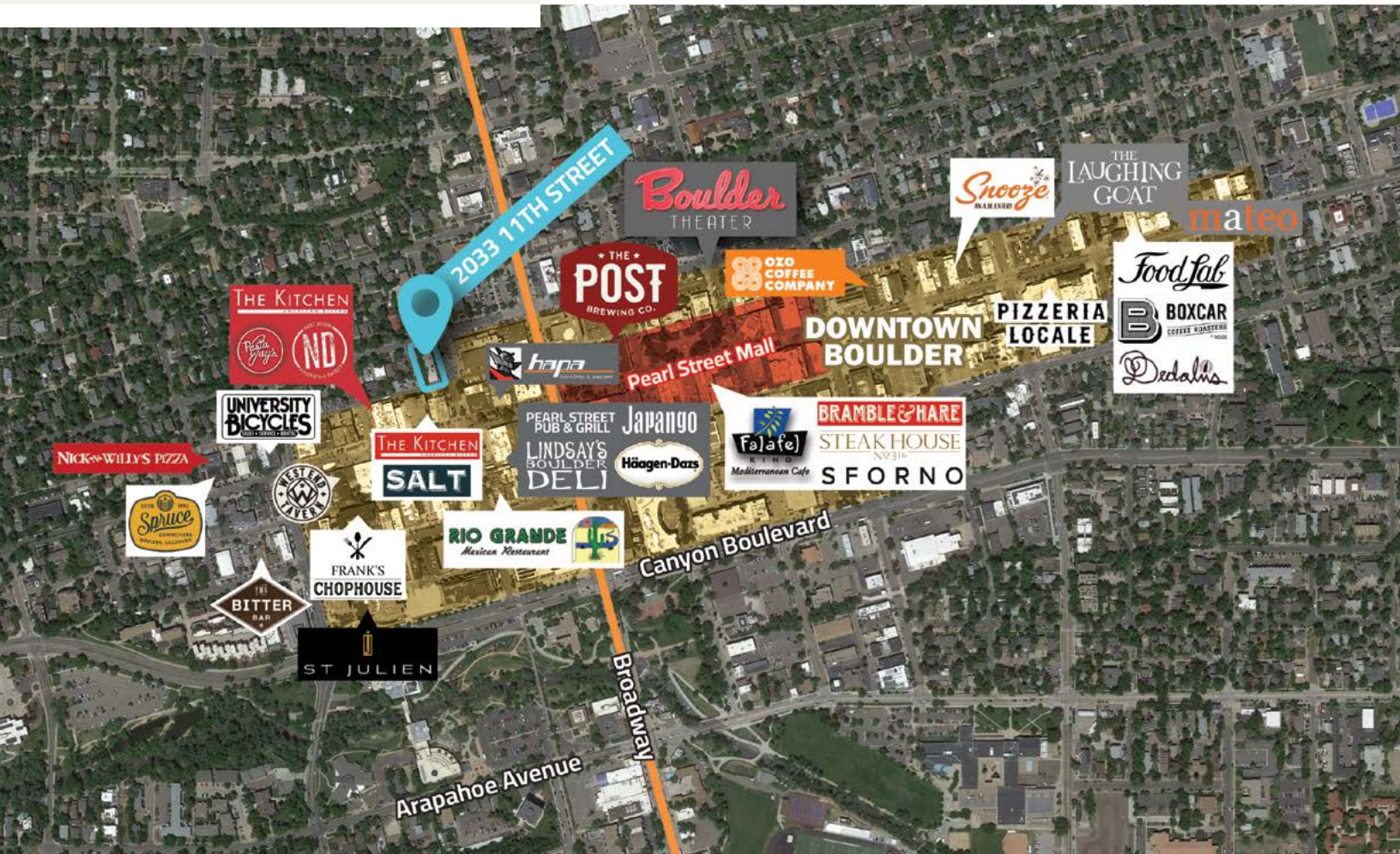


■ common area

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