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**DEAN CALLAN & COMPANY, INC.**  
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Boulder, Colorado 80303  
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## SINGLE OFFICE SUITES FOR LEASE

2133 13TH STREET  
BOULDER, COLORADO 80302

**2nd-Floor office suite available in the Historic District of Downtown Boulder.** This warm and inviting office building 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, making it an ideal choice for your workspace needs for the local professional.

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



SUITE 202



COMMON AREA



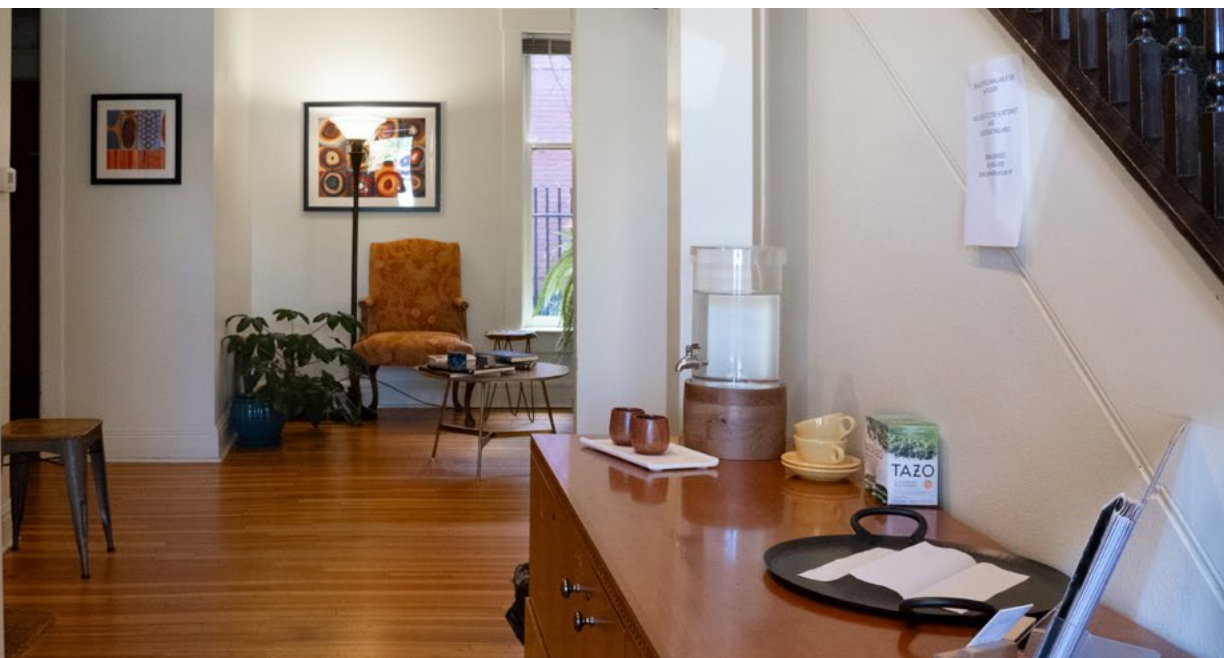
COMMON AREA RESTROOM



2ND-FLOOR WAITING ROOM



1ST-FLOOR ENTRANCE



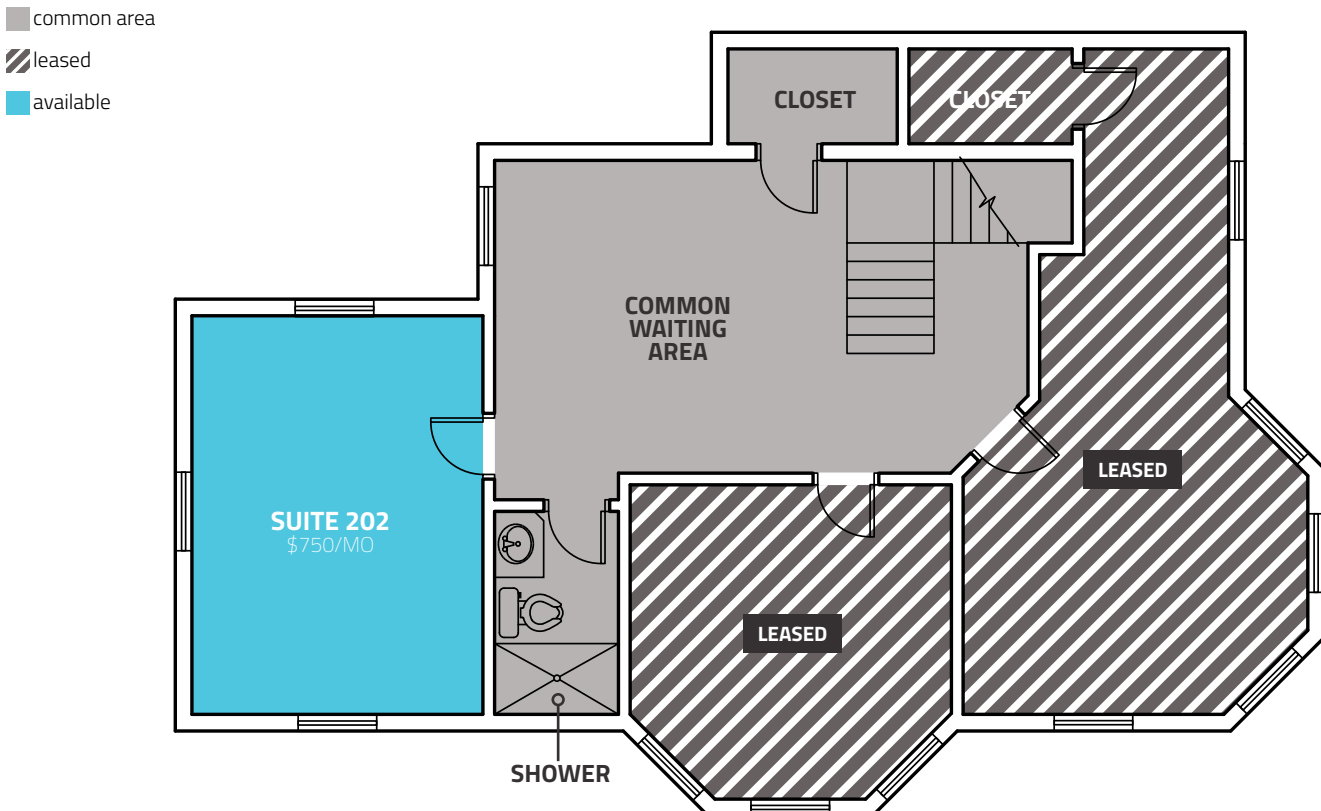
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SUITE #	ESTIMATED SIZE	RENT/MO
Suite 202:	192	\$750.00
Utilities:	\$15/Month Charge	
Parking:	2 Designated Parking Spaces \$100/each   1 Covered, 1 Uncovered (OPTIONAL)	

## PROPERTY FEATURES

- Prime Downtown Location:** Situated in Boulder’s Historic District, just steps from the renowned Pearl Street Mall, offering unparalleled access to world-class shopping, dining, and amenities.
- Charming Office Suites:** Warm, inviting 2nd-floor office space perfect for local professionals seeking a prestigious business address in the heart of Boulder.
- Includes hi-speed WiFi internet**
- Welcoming Shared Waiting Area:** A comfortable and professional shared waiting area provides a great first impression for your clients and visitors.
- Common Restroom:** Shared restroom facilities with shower
- Parking:** Nearby paid parking options offer convenience for both tenants and clients in the heart of downtown Boulder. Two optional designated parking spots are available upon request for \$100/Month at Hotel Boulderado. (OPTIONAL)

### 2ND FLOOR



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