market
REAL ESTATE

Downtown Boulder Office Space For Lease

1100 SPRUCE ST | BOULDER, CO 80302
SUITE 202

Size: 2,154 SF
Rate: $18.50 NNN ($12.50)
Available: Now



ELEVATED HQ

This second-floor suite sits just one block off Pearl in a City of Boulder-owned building, offering stability, convenience, and a polished place to get things done. It's bright, quiet, and full of natural light—ideal for focused work with the energy of downtown right below. Whether you're leading a team, meeting clients, or just need a break from WFH life, this space puts you above the bustle (but close enough to grab a latte or lunch from your favorite local spot around the corner). It's office life—upgraded.

PROPERTY HIGHLIGHTS

- One block off of Pearl Street
- Excellent natural light
- Great views
- Flexible lease terms
- Connected to a City parking garage

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

market
REAL ESTATE





LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

NATE LITSEY
303 444 4024
Nate@MarketRealEstate.com

TODD WALSH, CCIM
303 444 5040
Todd@MarketRealEstate.com