

## Boulder Office Space for Lease

703 WALNUT STREET | BOULDER, CO

### UNIT 4

Size: 109 SF

Rate: \$650/mo Gross

Available: Now

### UNIT 11

Size: 209 SF

Rate: \$1,000/mo Gross

Available: Now

# VIEWS & VIBES

Tired of the office grind that feels more like a hamster wheel than a creative space? It's time to elevate your workday at 703 Walnut Street! Catching a vibe—these cozy private offices in this historic beauty will have you saying goodbye to bland, hello to brilliance. Nestled on West Pearl Street, with tree-lined streets and tranquil surroundings, your next big idea is ready to flourish here—bonus points for parking perks! Get ready to work in a space where the views are just as inspiring as the vibes.

### PROPERTY HIGHLIGHTS

- Historic building on West Pearl
- Ample parking, including covered spaces
- A sanctuary for focused professionals
- Natural light & tree-lined views



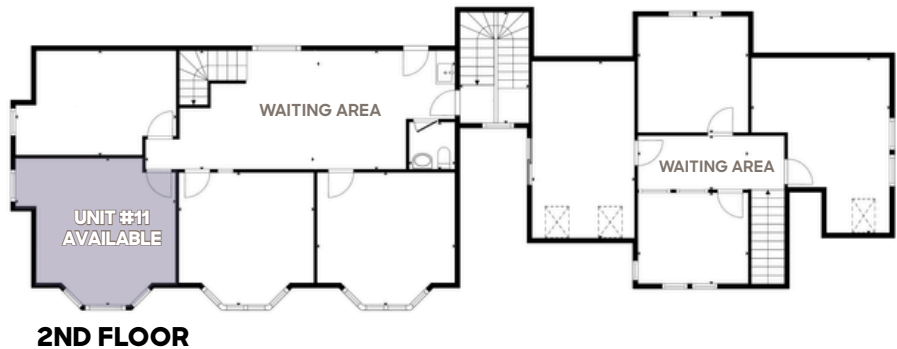
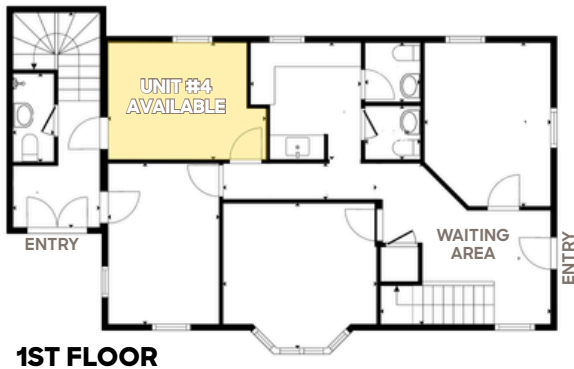
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