

Stunning Full Floor Office Spaces for Lease

1911 11TH STREET | BOULDER, CO 80302

*Introductory first year rates

4th Floor	3,539 SF	\$45.00 NNN
3rd Floor	7,142 SF	\$33.50 NNN
2nd Floor	3,102 SF	\$30.00 NNN

*All suites are available immediately

[CLICK HERE FOR WEBSITE](#)

GET IT WHILE IT LASTS

Good luck finding another office space like this in Boulder. Maybe try Brooklyn? Unique opportunity to lease one or multiple floors of this historic—nay, legendary—property at the corner of 11th and Walnut. In a revolutionary remodel completed in 2020 this historic building's raw brick exterior was preserved and the interior fully updated as an homage to its past with a view to the future. Multiple floors are now available: from the penthouse—with stunning Boulder views from your private patio—to the expansive third floor that offers high ceilings and exposed beams. An opportunity like this won't last long.

PROPERTY HIGHLIGHTS

- Historical renovation in heart of downtown Boulder
- Customized floor plates
- High-end modern finishes
- Multiple suites and floors available

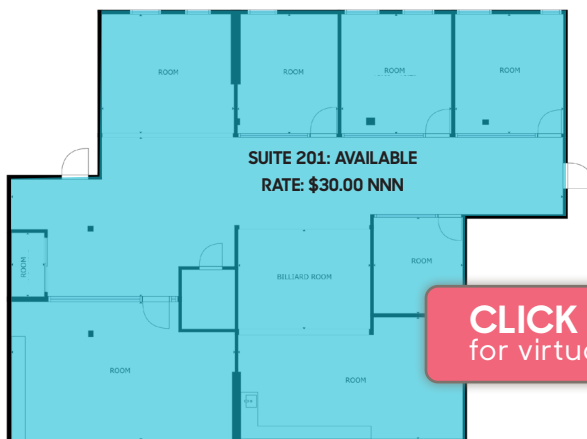
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LEARN MORE ABOUT THIS PROPERTY
MarketBoulder.com

FLOOR PLANS 13,783 SF AVAILABLE

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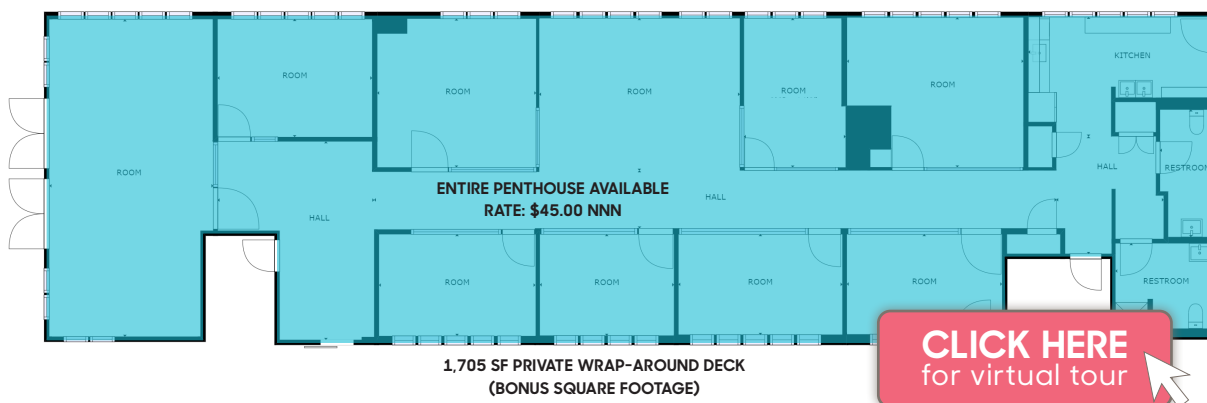
[CLICK HERE for virtual tour](#)

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

SECOND FLOOR (MAIN LEVEL) 3,102 SF



THIRD FLOOR 7,142 SF



[CLICK HERE for virtual tour](#)

1,705 SF PRIVATE WRAP-AROUND DECK
(BONUS SQUARE FOOTAGE)

FOURTH FLOOR (PENTHOUSE) 3,539 SF

LEARN MORE ABOUT THIS PROPERTY
19evenboulder.com

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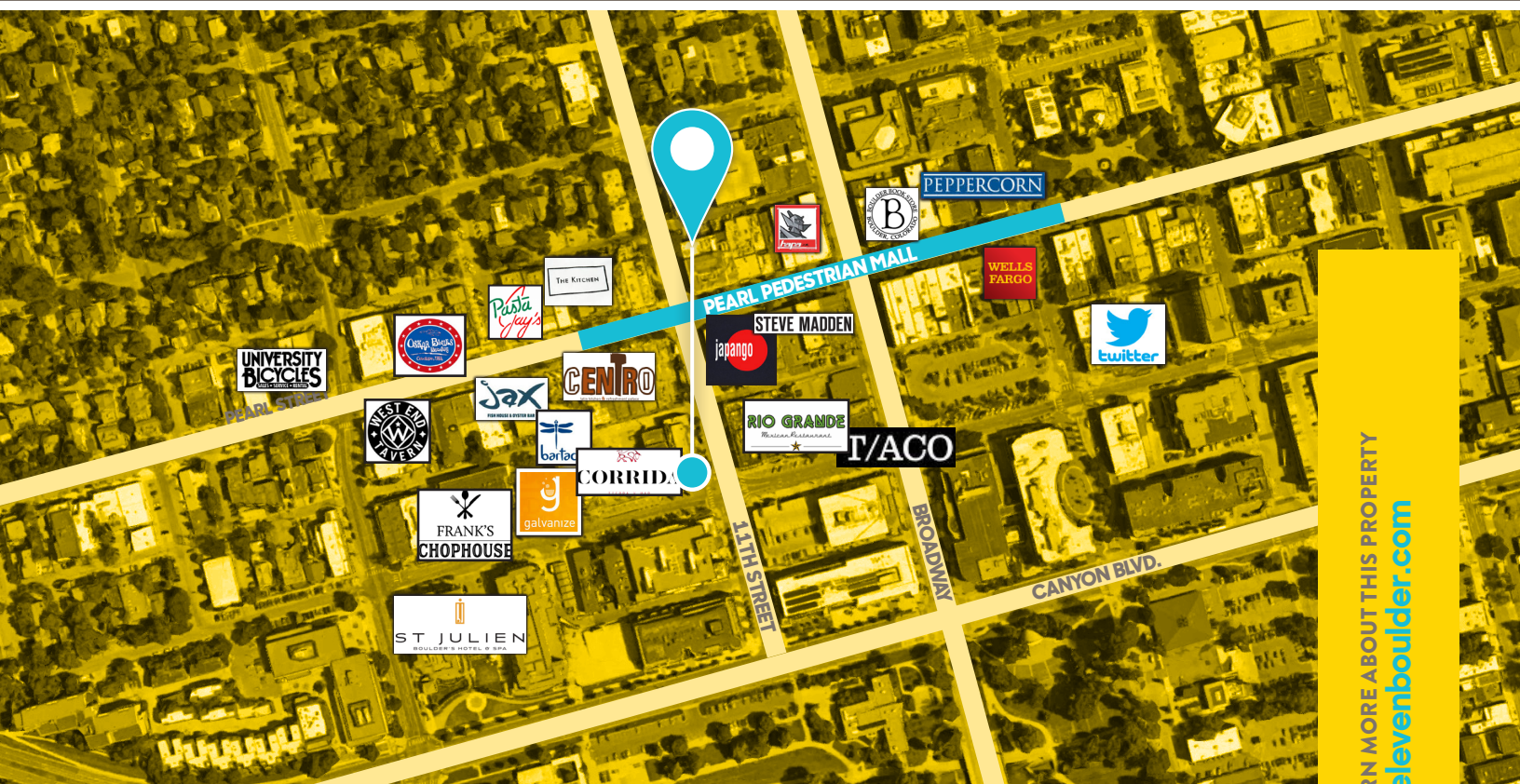
NATE LITSEY

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BEAUTIFUL BOULDER, CO

- July 2014, Boulder was ranked #1 in the U.S. for workforce education levels in the poll of "Best Places for Business" by Forbes.
- June 2012, Boulder ranked #1 on Richard Florida's list of "America's Most Creative Cities".
- CU-Boulder ranked in the top 20 of "America's Most Entrepreneurial Universities" by Forbes, 2014
- Boulder has the highest "high-tech startup density" of any metro area in the U.S., according to the August 2013 Kauffman Foundation Report.
- The Boulder metro area ranked 3rd in the U.S. for venture capital invested per capita in 2012.
- Inc. Magazine has named Boulder "America's Startup Capital" and "America's Startup City".
- Boulder was named to the Business Insider list of 20 Most Innovative Cities in 2013.
- In the March 2014 Gallup-Healthways Well-Being Index, Boulder ranked #2 of "Top Cities for Well Being".
- Boulder's Pearl Street made Food & Wine's May 2013 list of "Ten Best Foodie Streets in America".
- Boulder has over 300 restaurants featuring local, regional and international cuisine. Several local restaurants have received national acclaim including Frasca Food and Wine, winner of a prestigious James Beard award.
- Gallup-Healthways Well-Being Index ranked Boulder #2 in its "Top Cities for Well Being" list, March 2014.
- Boulder was recently rated the "#1 Sports Town in America" by Outside Magazine.



LEARN MORE ABOUT THIS PROPERTY
19elevenboulder.com

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