1909 9th Street

Suite 125, Boulder

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View Map

Downtown Office / Retail

Available Space	1,092 sq. ft.
Lease Rate	$29.00 NNN
Expenses / sq. ft.	$19.72*

*Not Including Utilities

- Highly Visible Space on the West End at 9th Street & Walnut Street
- 35 ft. of Window-Lined Frontage Offering Abundant Natural Light
- Exposure Ideal for Client-Facing Office or Retail
- Three Covered Parking Spaces Available ($300 / month)
- On-Site Storage Unit Included
- Neighboring St. Julien, Via Perla, University Bicycles, The Bitter Bar & Lolita's
- 17,000 Vehicle Per Day & Pearl Street Mall Foot Traffic

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

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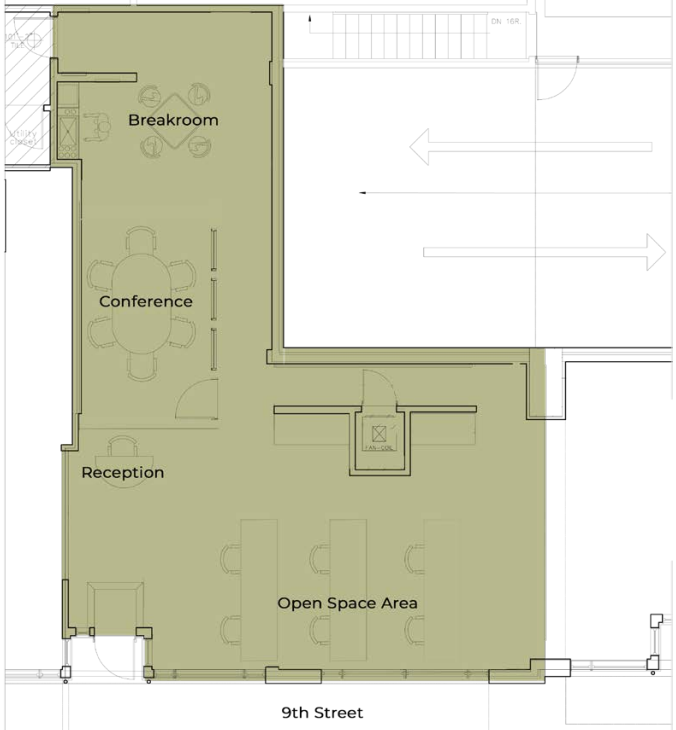
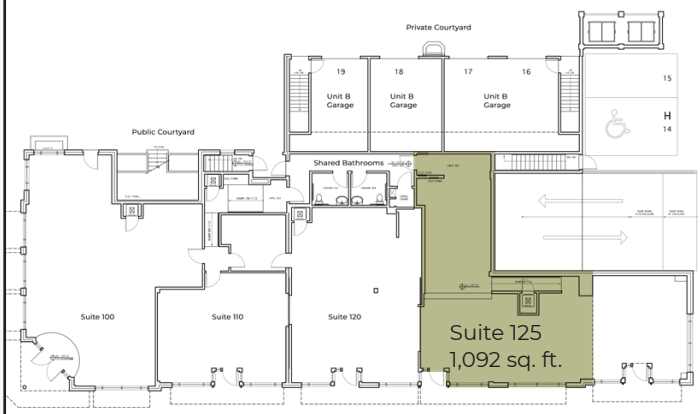
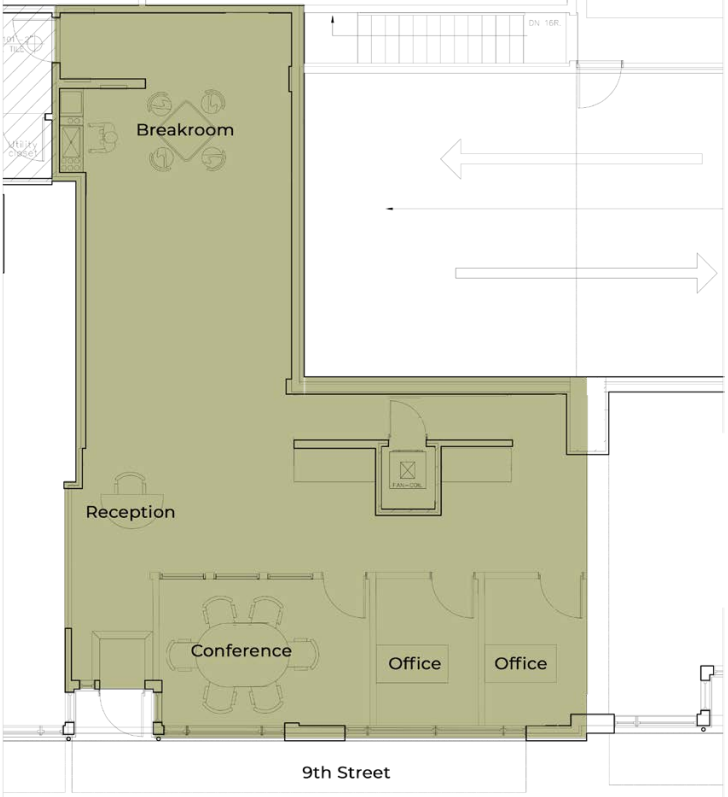
Office Option 1

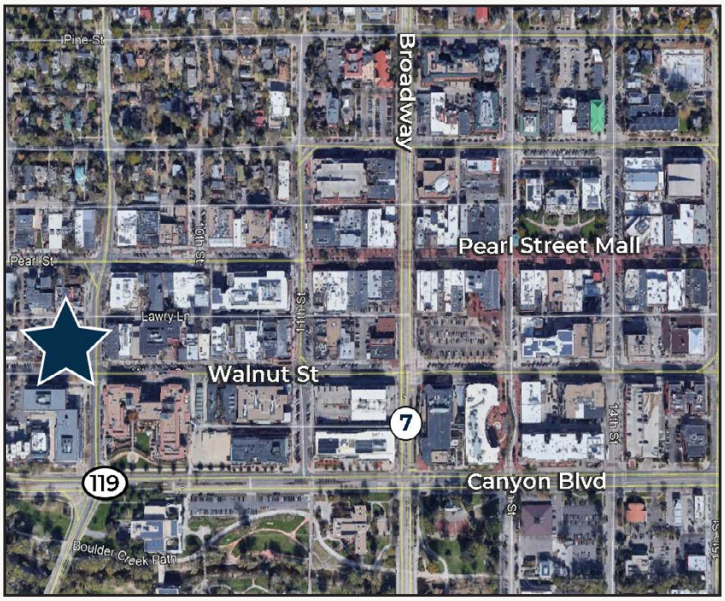


Site Plan



Office Option 2





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