

## Mod-dustrial Office For Lease

**2344 SPRUCE ST. | BOULDER, CO 80302**  
UNIT A

Size: 2,460 SF

Rate: \$26.00 NNN (\$14.18) includes utilities

Available Now

# SPRUCE UP YOUR LIFE

If modern and industrial had a baby, this would be it. From big windows and inviting street-level glass doors to raw iron finishes and high (re: really high) ceilings with exposed duct work, this light-filled office is a workplace victory in the making. It's close to downtown—but outside the chaos—and boasts everything you need to lease in style. P.S. You know it's a winner when super high ceilings are the low point of our pitch.

### PROPERTY HIGHLIGHTS

- Spacious floor plan with perimeter offices
- Private bathrooms and kitchenette
- Reception area and conference room
- 4 covered parking spaces included + lots of street parking
- Central Boulder location in Iron Flats building



[CLICK HERE](#)  
for virtual tour



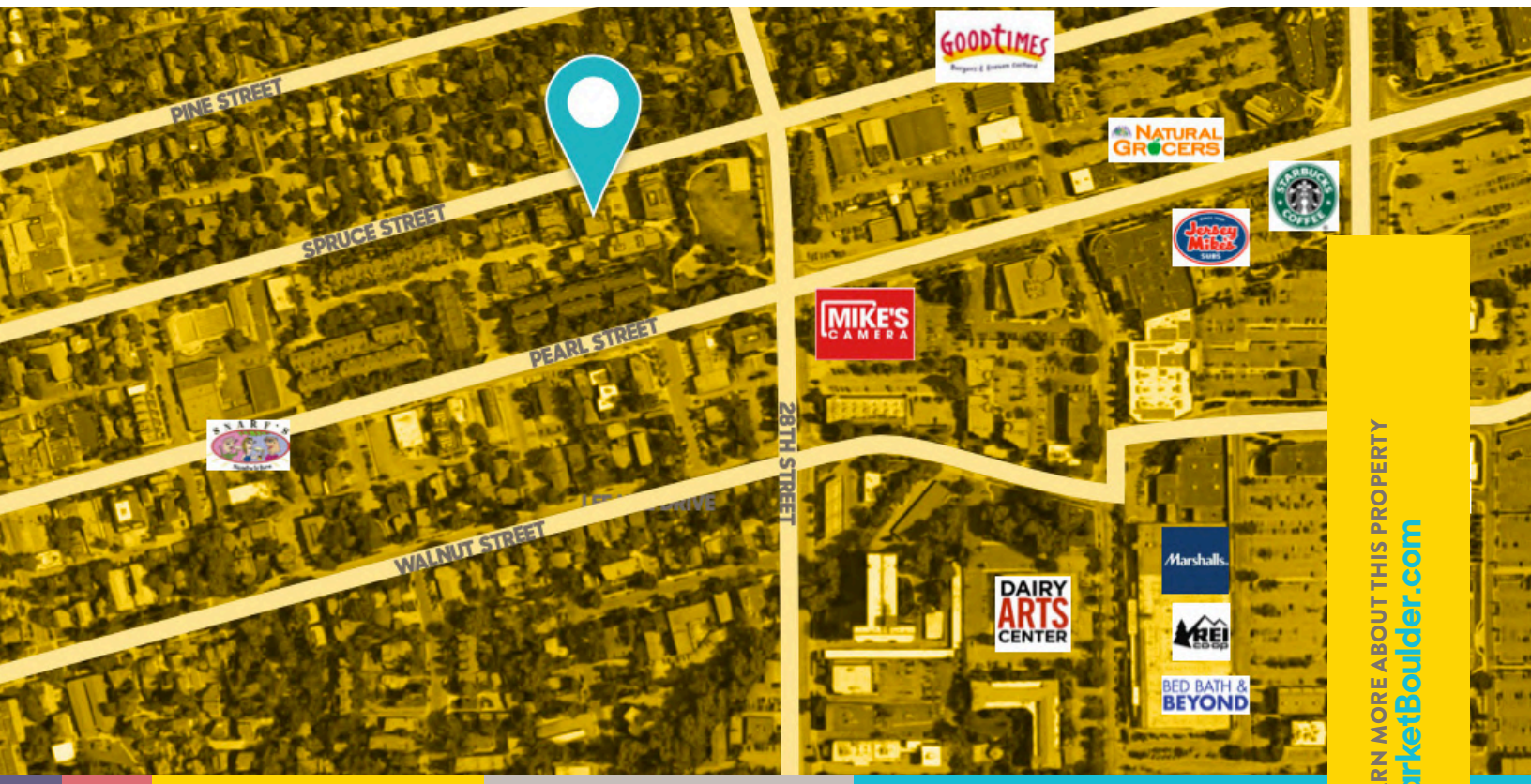
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# market

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