



RETAIL/RESTAURANT SPACE FOR LEASE

BRAND-NEW MIXED USE DEVELOPMENT

1750 15TH STREET
BOULDER, CO 80302



PROPERTY HIGHLIGHTS

Contemporary, relaxed, and alive! Restaurant and/or retail spaces are available in the center of Boulder, so your business stays connected to the downtown Boulder lifestyle. Steps away from shopping, restaurants, farmer's market, services, entertainment, events, lodging - and the best people-watching in the state. Oliv Boulder will transform 15th Street Design District and Canyon Boulevard with contemporary living as part of this mixed-use community. Perfect place for you to make your mark.

- Steps from University of Colorado
- Surrounded by amenities
- Near bike paths and walking trails
- 2-blocks from Pearl Street Pedestrian Mall

Available SF	1,189 - 13,383 RSF
Available	2023
Lease Rate	\$32.00-\$38.00/RSF NNN
Expenses (Est)	\$7/RSF
Parking	Underground
Zoning	DT-5

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

CONTACT US

Scott Crabtree, MBA LEED®AP
Broker Associate
303.449.2131 ext 125
crabtree@coloradogroup.com

Liz Amaro
Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

Andrew Becker
Principal & Co-Founder
Canvas Real Estate Collective, LLC
312.231.2600
abecker@canvasrealestate.com



MIXED USE / RETAIL SPACE FOR LEASE

1750 15TH STREET, BOULDER, CO 80302

Colorado
Group

PROPERTY RENDERINGS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.

MIXED USE / RETAIL SPACE FOR LEASE

1750 15TH STREET, BOULDER, CO 80302

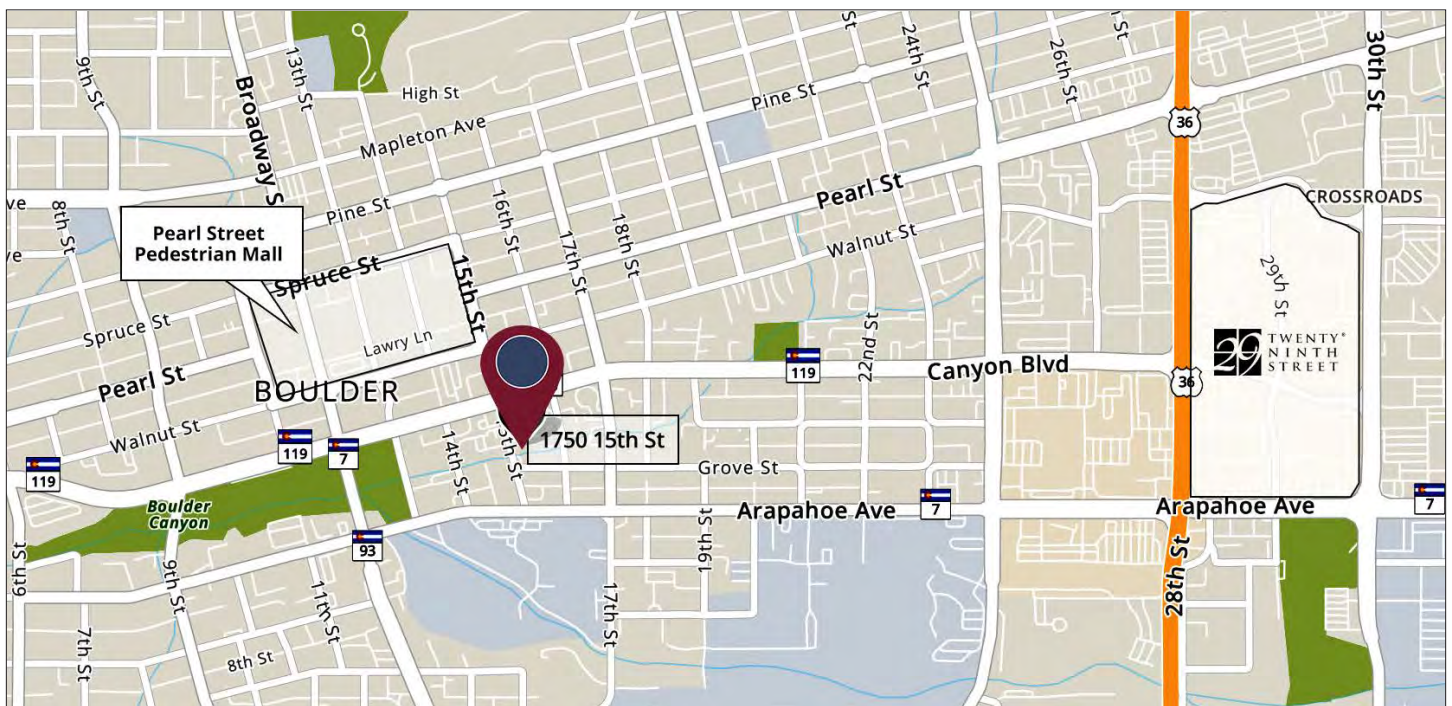
Colorado Group

PROPERTY FLOOR PLAN

CANYON BLVD



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.