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 CLARION PARTNERS

1881 9TH STREET
BOULDER, CO

CANYON CENTER

CLASS A OFFICE BUILDING
FOR LEASE



CBRE

FEATURING THE BEST OF BOULDER:
URBAN CONVENIENCE WITH A **WEST PEARL**
VIBE NESTLED ALONG **THE FOOTHILLS**

CANYON CENTER

PROPERTY AMENITIES

FULLY AMENITIZED PROJECT



PARKING



CLASS A BUILDING



OUTDOOR SEATING AND MEETING AREAS



PROACTIVE ENGAGED OWNERSHIP



SERVICE ORIENTED MINDSET



MASS TRANSIT ACCESSIBLE



DOWNTOWN BOULDER LOCATION

AVAILABILITY



SUITE 200 - 5,921 RSF
AVAILABLE IMMEDIATELY



SUITE 201 - 12,057 RSF
AVAILABLE JULY 2020



SUITE 301 - 4,300 RSF
AVAILABLE JULY 2020



SUITE 105 - 4,069 RSF
AVAILABLE MARCH 2020



SUITE 210 - 2,624 RSF
AVAILABLE JULY 2020



SUITE 201/301 - 16,357 RSF
AVAILABLE JULY 2020

BUILDING OVERVIEW

BUILDING SIZE (SF)	78,433 SF
AVAILABLE SF	2,624 - 16,357 SF
STORIES	3
BUILT	1984, 2011/2018 (RENOVATED)
PARKING	2.1:1000 *ON-SITE VISITOR PARKING
ZONING	RH-1 (BOULDER)
OPERATING EXPENSES	\$19.67/SF (2020)
LEASE RATE	\$37.00/SF NNN

