

# RANDOLPH CENTER

## 1877 BROADWAY

(SW CORNER OF BROADWAY & WALNUT IN DOWNTOWN BOULDER)

**Major Renovation  
Now Complete!**

SUITE:	SF:	LEASE RATE:
1 <sup>ST</sup> FLOOR	4,827 – 10,464 SF	\$13.95 - \$16.50 NNN (\$11.58)
200:	3,532 SF	\$15.50 NNN (\$11.58)*
1 <sup>ST</sup> & 2 <sup>ND</sup> FLOOR	13,966 SF	\$13.95 - \$16.50
6 <sup>TH</sup> FLOOR	2,799 – 6,166 SF	\$16.95 - \$18.95 NNN (\$11.58)*

\*INCLUDES UTILITIES

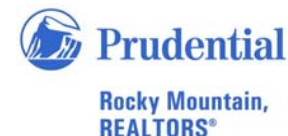


- WALNUT LOBBY IMPROVEMENTS INCLUDING STREET LEVEL ELEVATOR ACCESS
- NEW HVAC & LIGHTING SYSTEM —BUILDING HAS BEEN UPDATED TO MEET ENERGY STANDARDS
- SHOWERS & LOCKERS AVAILABLE IN THE BUILDING
- INTERNET, VOIP AND DATA SERVICES OVER A FIBER GIGABYTE LAN
- BRAND NEW FINISHES THROUGHOUT THE LOBBY AREAS, ELEVATOR, RESTROOMS AND EACH INDIVIDUAL SUITE
- PRIME DOWNTOWN BOULDER LOCATION WITH BEAUTIFUL VIEWS AND GREAT NATURAL LIGHT
- PARKING PERMITS & ONSITE CUSTOMER VALIDATIONS AVAILABLE

The information above 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.



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302

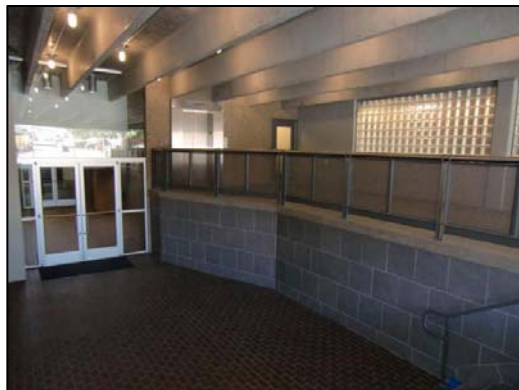
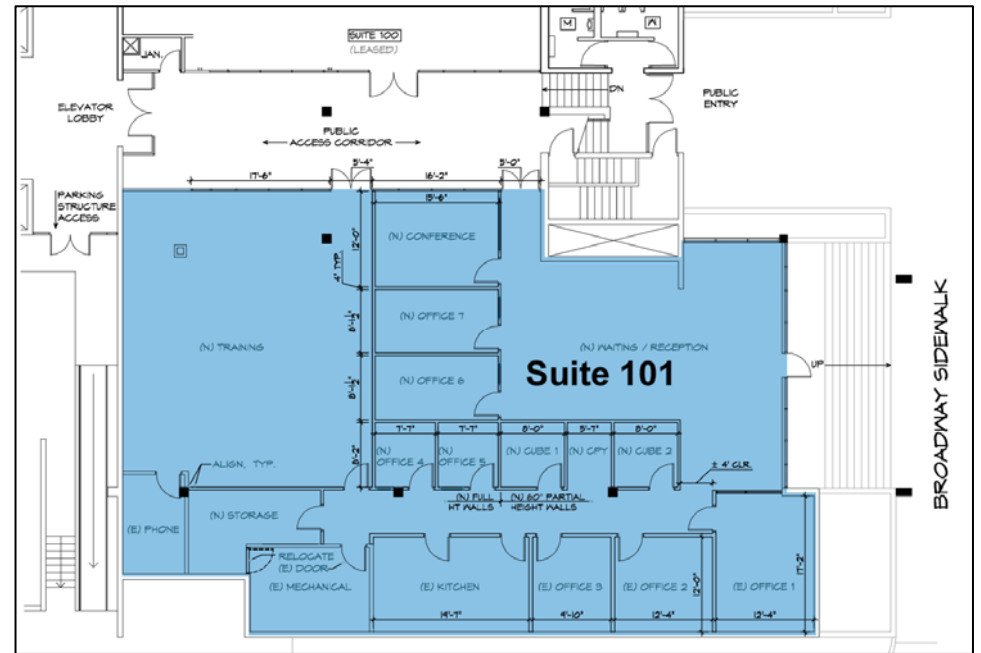
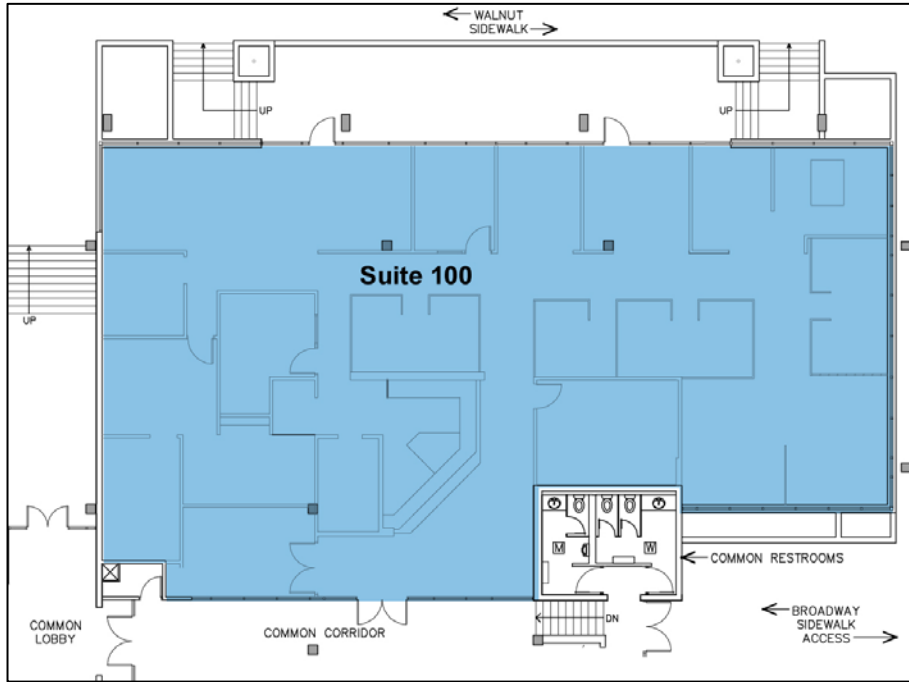


4710 TABLE MESA DRIVE, SUITE A  
BOULDER, CO 80305

CONTACT: [CHRIS BOSTON, CCIM](mailto:CHRIS.BOSTON@CCIM.COM) (303) 442-1040 [WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)  
OR [DENNIE P. "CHIP" WISE, III, CPM, CCIM](mailto:DENNIE.P.@) (720) 473-5773 [CWISE@PRURMR.COM](mailto:CWISE@PRURMR.COM)

# 1877 BROADWAY — 1<sup>ST</sup> FLOOR

SUITE 100: 5,637 SF  
 SUITE 101: 4,827 SF  
 SUITE 100 + 101: 10,464 SF



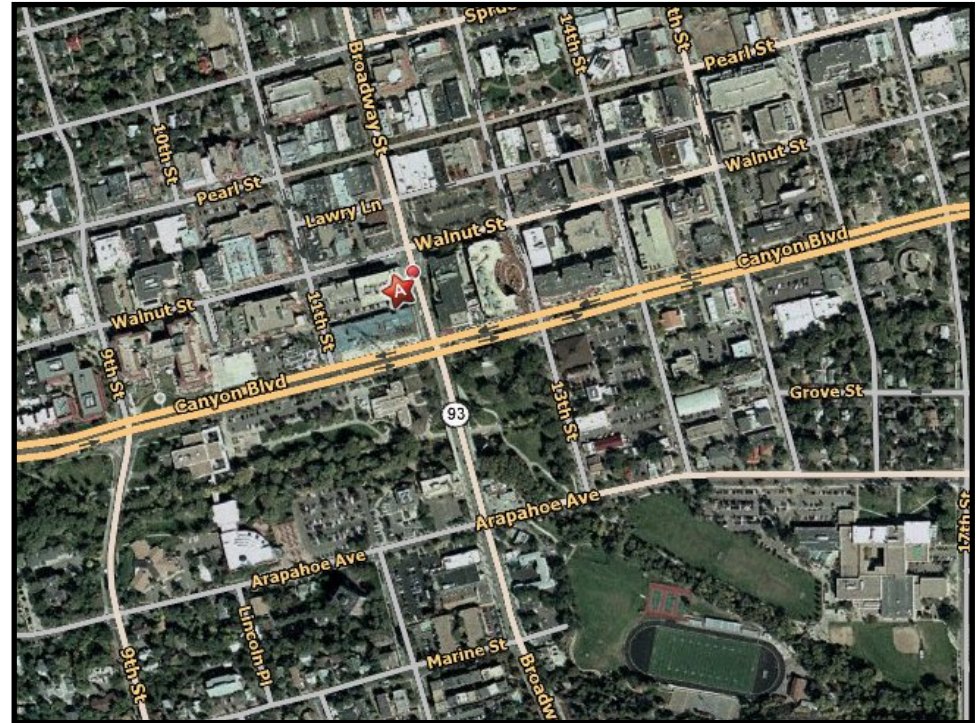
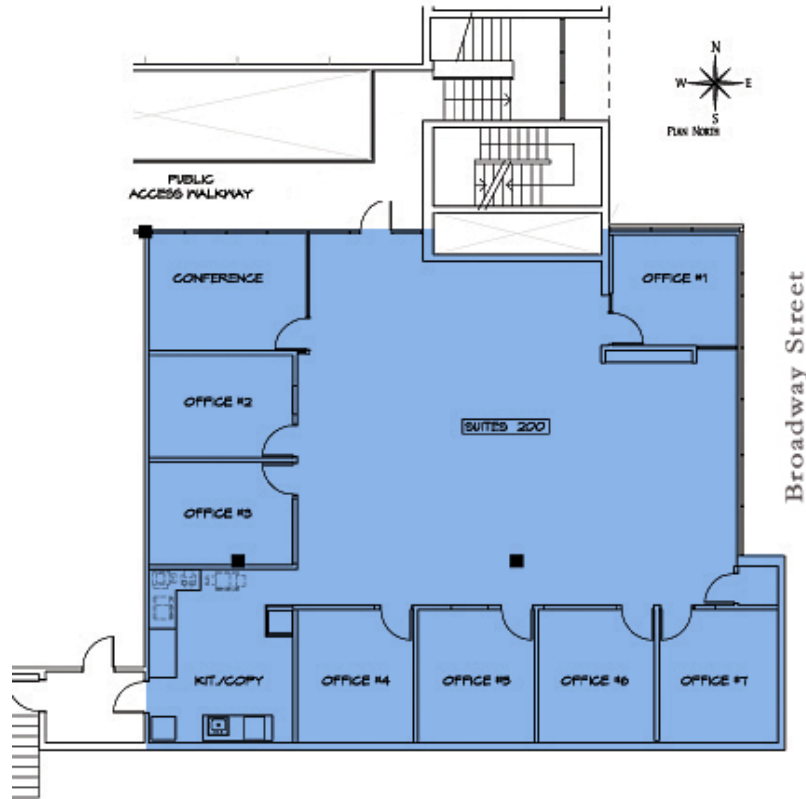
CHRIS BOSTON, CCIM  
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 2305 CANYON BLVD, SUITE 200  
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# 1877 BROADWAY – 2<sup>ND</sup> FLOOR

SUITE 200: 3,532 SF  
SUITE 100 + 101 + 200: 13,966 SF



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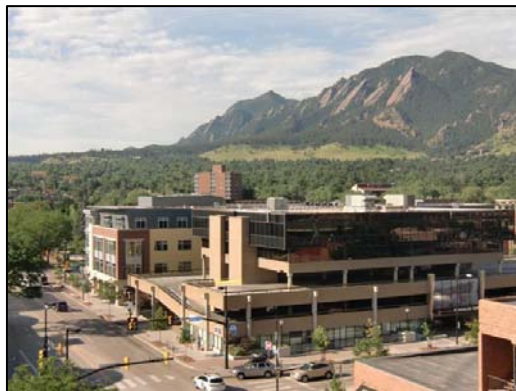
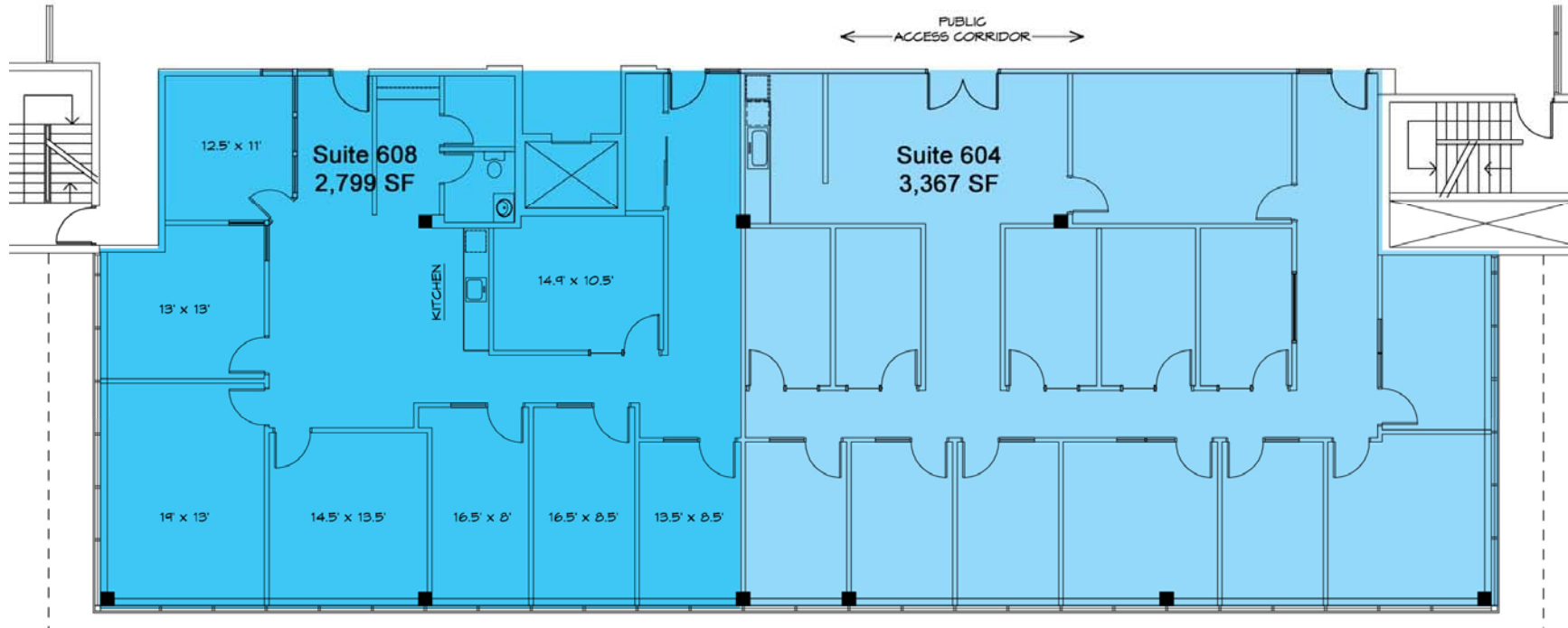


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## 1877 BROADWAY - 6<sup>TH</sup> FLOOR

SUITE 604: 3,367 SF  
SUITE 608: 2,799 SF  
SUITES 604 & 608: 6,166 SF

**INTERIOR OFFICES CAN BE REMOVED TO  
CREATE AN OPEN BULLPEN/WORK AREA**



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