

1215 Spruce Street

23,527 SF Office & Retail Building for Sale in Downtown Boulder
Investment / Owner User Sale



1215 SPRUCE STREET,
BOULDER, CO, 80302

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Colorado
Group

CrabtreeTeam

FOR SALE

1215 SPRUCE STREET,
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Iconic Boulder Mixed-Use Asset One Block from Pearl Street for Sale.

1215 Spruce is one of Downtown Boulder's landmark mix-use properties, combining an irreplaceable location, enduring architectural character, and a history of environmental leadership. Located just one block from the Pearl Street Mall, the building sits at the center of Boulder's business, hospitality, and cultural core. Its iconic *Spirit of Frank Shorter* mural celebrates the Olympic Marathon champion and the athletes who embody the inclusive spirit of the BOLDERBoulder and the city's connection to fitness, health, and community.

Ideally positioned at the heart of Boulder's Sundance Film Festival activity, 1215 Spruce offers exceptional proximity to festival venues, hotels, restaurants, and year-round cultural programming. The first LEED Platinum-certified building in Colorado, it represents a rare opportunity to acquire a landmark downtown Boulder address with genuine community identity, pioneering sustainability credentials, and a versatile tenant profile spanning retail, professional office, and wellness uses.

PROPERTY OVERVIEW

PROPERTY LOCATION	1215 Spruce St, Boulder, CO, 80302
SALE PRICE	\$10,275,000 (\$436/SF)
NOI	CALL BROKERS FOR INCOME!
BUILDING SIZE	23,527 SF*
SITE SIZE	6,769 SF*
YEAR BUILT	1980 (est per BC Assessor)
PROPERTY TAXES	\$154,756 (2025)
ZONING	DT-4

**Source- Boulder County Assessor*

LEASE INFORMATION

SUITE	SIZE	CLASS	LEASE EXPIRATION
100B	3,052 RSF	Retail	LEASED, Month-to-Month
101	1,982 RSF	Office	LEASED, Expires 4/30/27
200	3,397 RSF	Office	LEASED, Month-to-Month
201	4,145 RSF	Office	LEASED, Expires 1/1/27
300	7,123 RSF	Office	LEASED, Expires 4/30/28

PROPERTY OVERVIEW

1215 SPRUCE STREET,
BOULDER, CO, 80302

23,527 SF
BUILDING SIZE

DT-4
ZONING

100%
OCCUPIED

5
TENANTS





ELEVATORS

A single elevator with a 3,500 lbs capacity is centrally located within the building and provides access to the 1st – 3rd floors. The elevator is regularly maintained and receives as-needed service by service by Thyssen Krupp and was installed in 2018 during building renovations.



FIRE / LIFE SAFETY

The building is fully sprinklered with commercial grade smoke detectors in hallways, each office suite, and all common areas. There are fire extinguishers located throughout the building. All fire safety equipment is routinely inspected by Arapahoe Fire Protection.



HEATING AND COOLING

The building contains two roof-top units. The units are Variable Refrigerant Flow HVAC systems, which are highly efficient in heating and cooling. These units serve the basement, first floor, and second floor. There are 2 minisplit systems providing cooling to the server rooms, and the third floor.



ROOF

The roof was redone in 2018 and is maintained and repaired as needed by Douglass Colony commercial roofing. The rooftop deck was added in 2022 and is accessible via the stairwell that accesses all floors of the building. The raised deck is made of high quality material and also contains a picnic table and bench, with room to add additional seating. Tenants can enjoy unobstructed Flatiron views for a phone call or lunch break.



LEED CERTIFIED

1215 Spruce is recognized as Colorado's first LEED Platinum-certified building. LEED Platinum is the highest level of certification awarded through the Leadership in Energy and Environmental Design (LEED) program. Benefits include lower operating costs, reduced environmental impact, healthier indoor spaces, and increased appeal to environmentally conscious tenants and investors.



SHOWERS/LOCKER ROOMS

There are two showers and a dedicated locker room in the basement of the building, attached to a yoga/work-out room with bike storage. With direct access to the parking garage and a discreet entrance, this is the perfect addition for bike commuters and/or outdoor enthusiasts to want to get their adventure in before work.



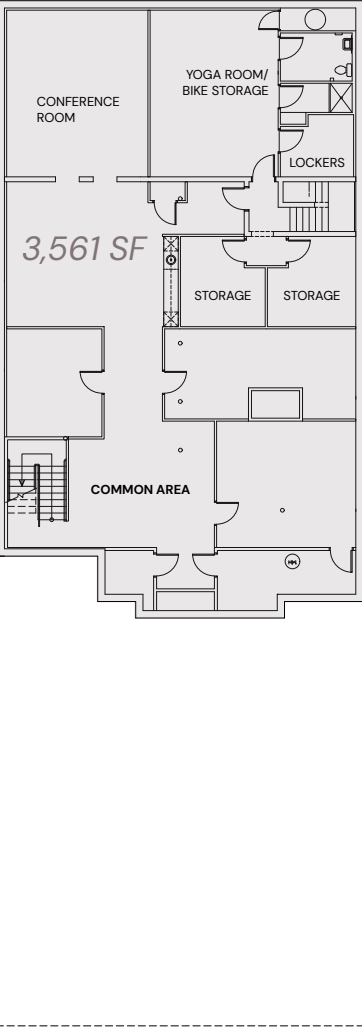
RESTROOMS

There are a total of 9 restrooms located throughout 1215 Spruce. Their locations are as follows: 4 on the first floor, 2 on the second floor, 2 on the third floor, and 1 in the basement. The restrooms are all maintained by a professional cleaning team.

PROPERTY FLOOR PLANS

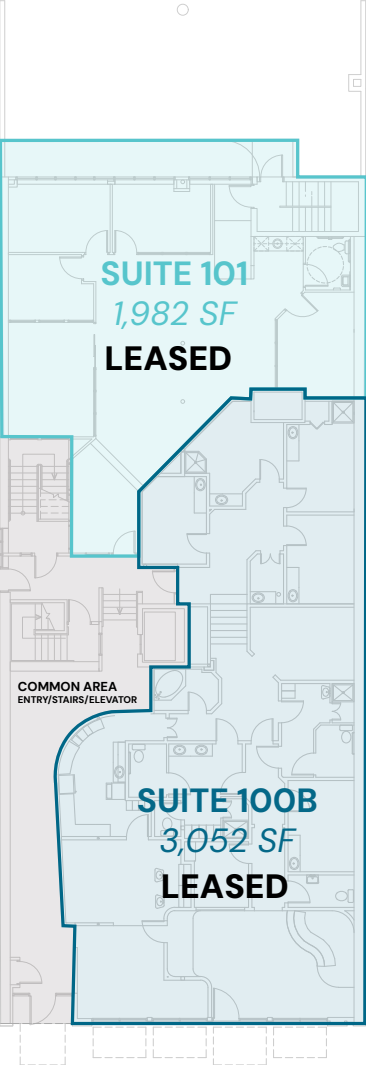
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Basement

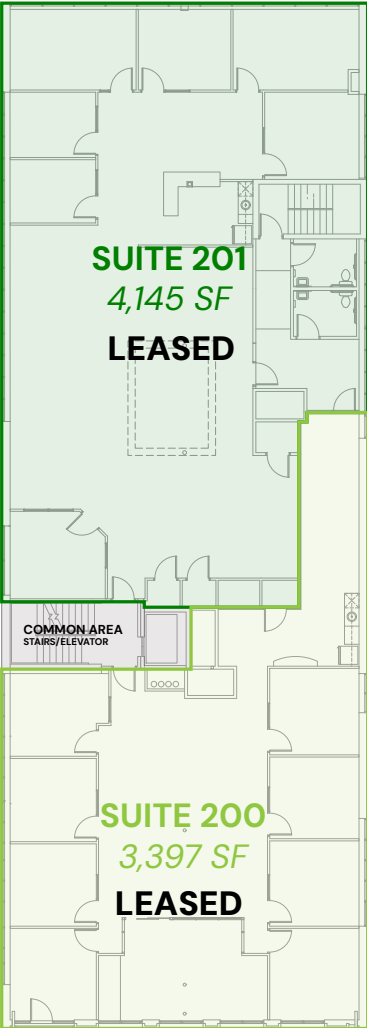


COMMON AREAS

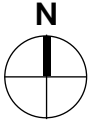
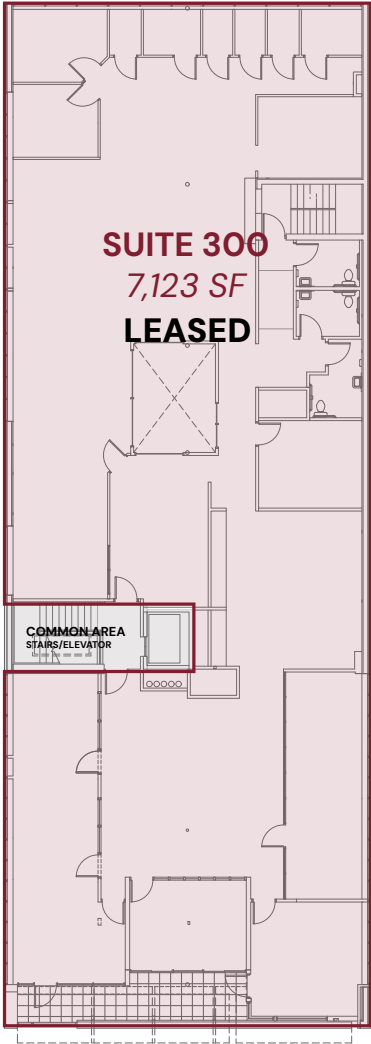
1st Floor

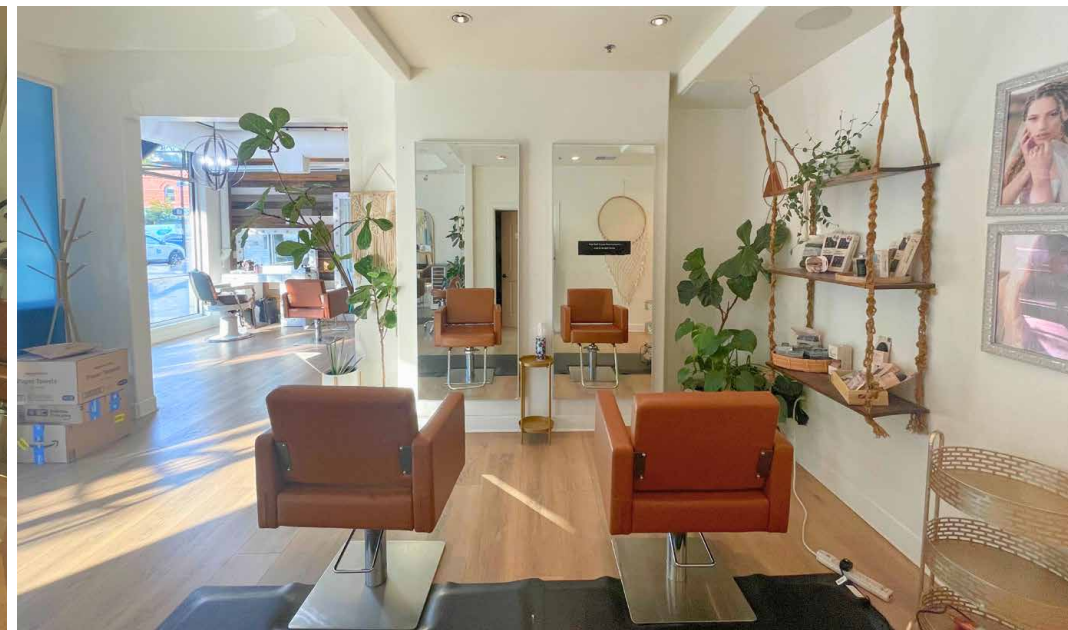
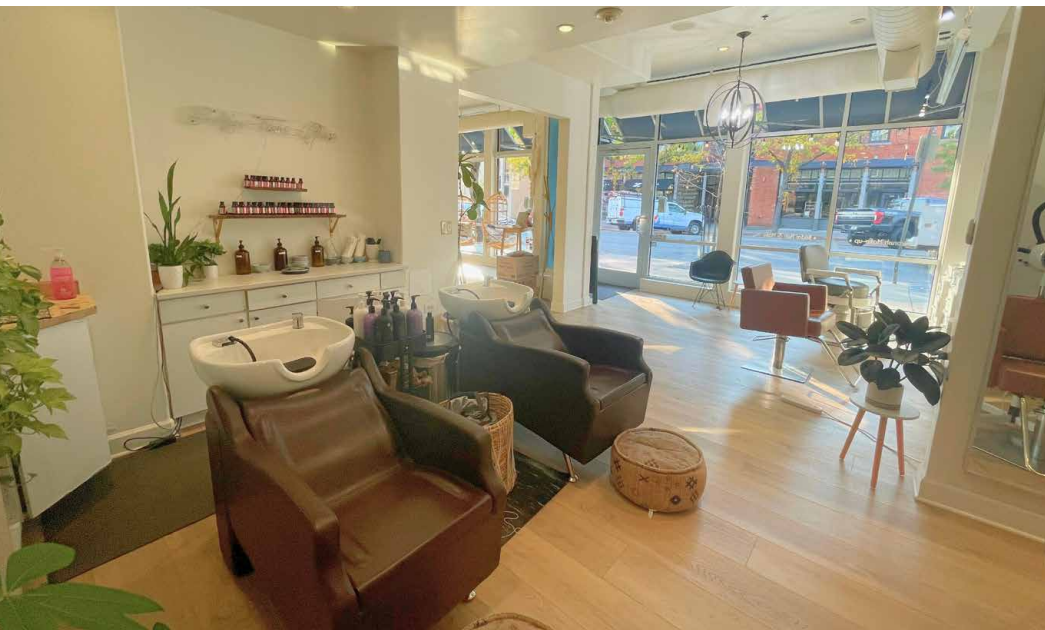


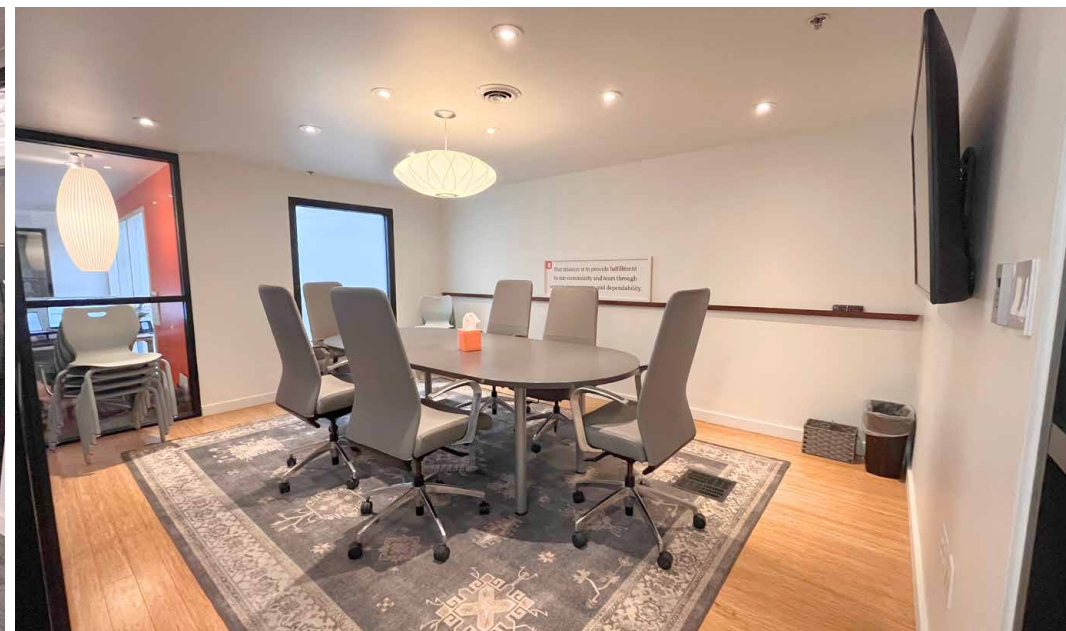
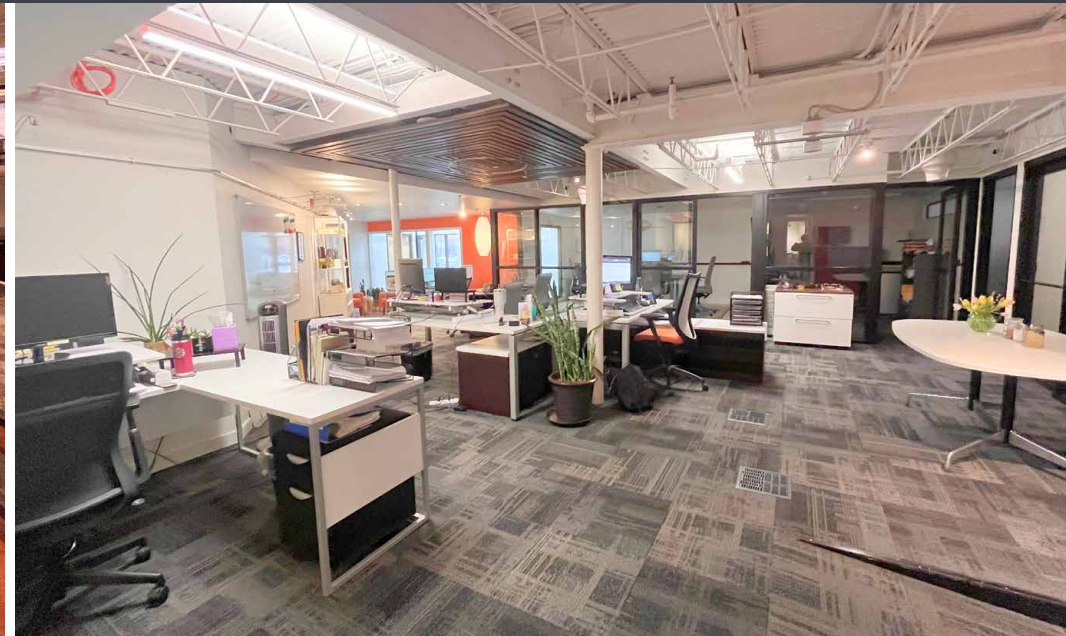
2nd Floor

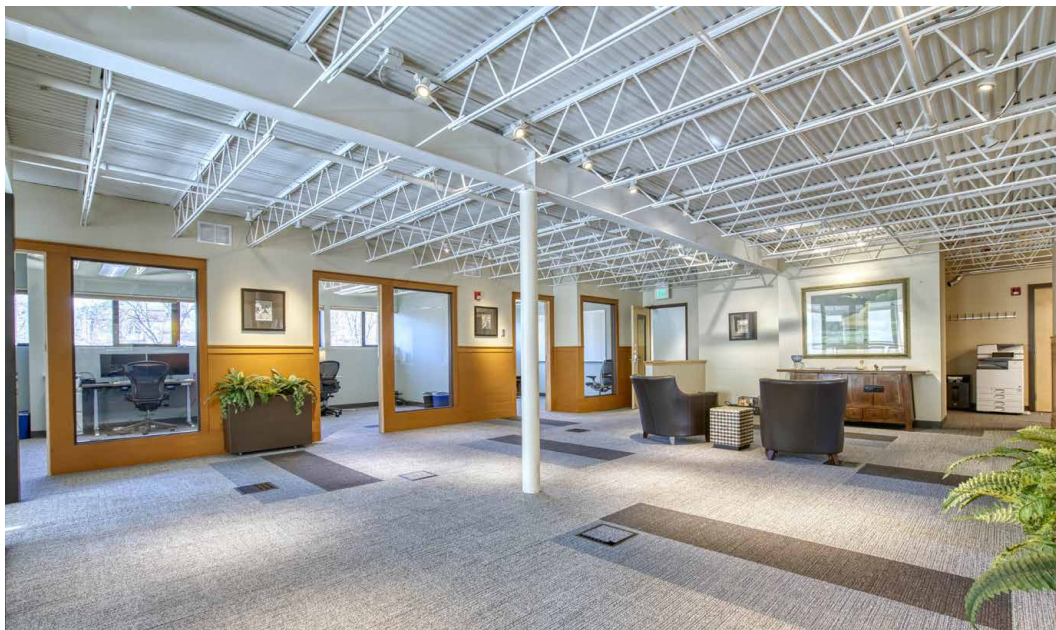
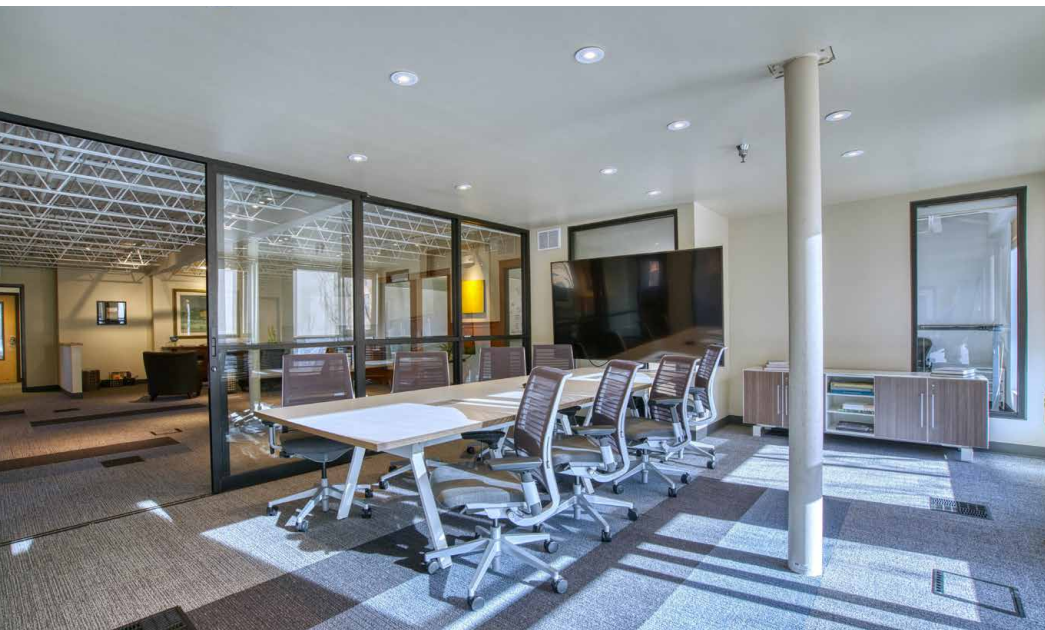


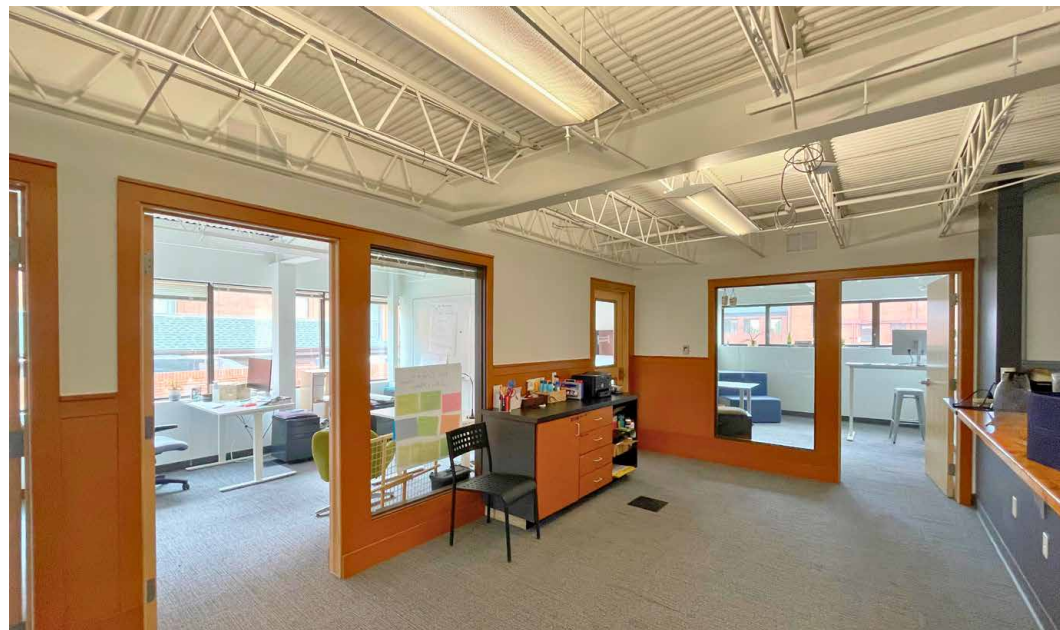
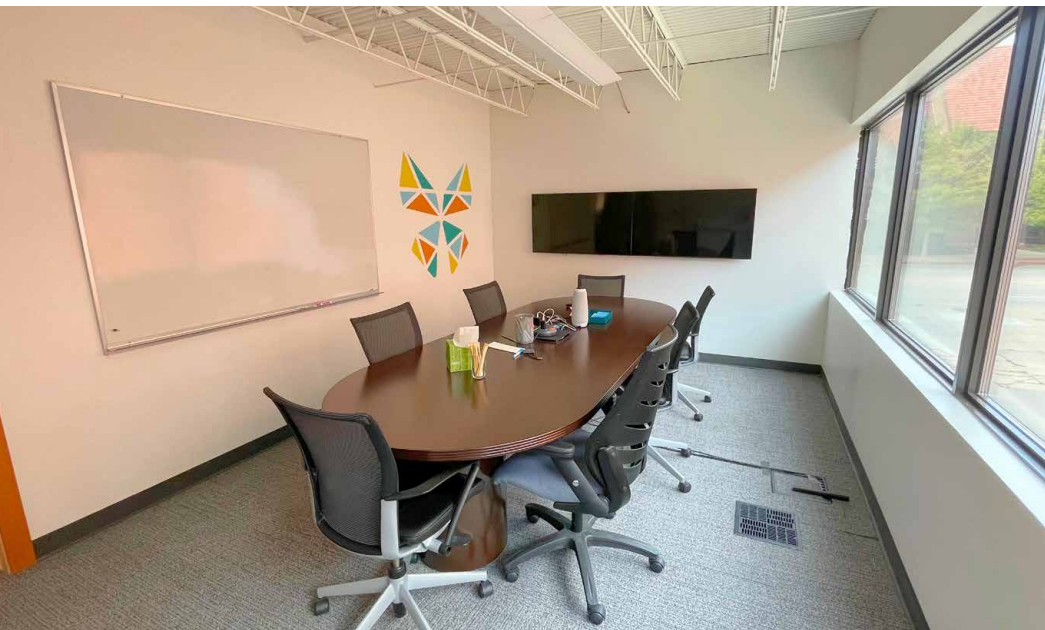
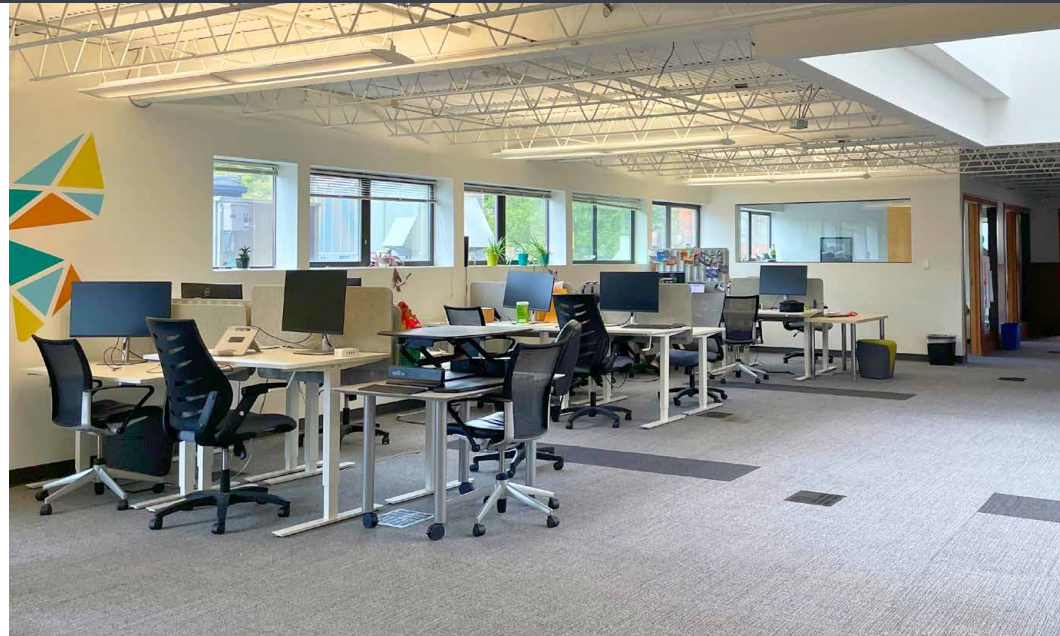
3rd Floor

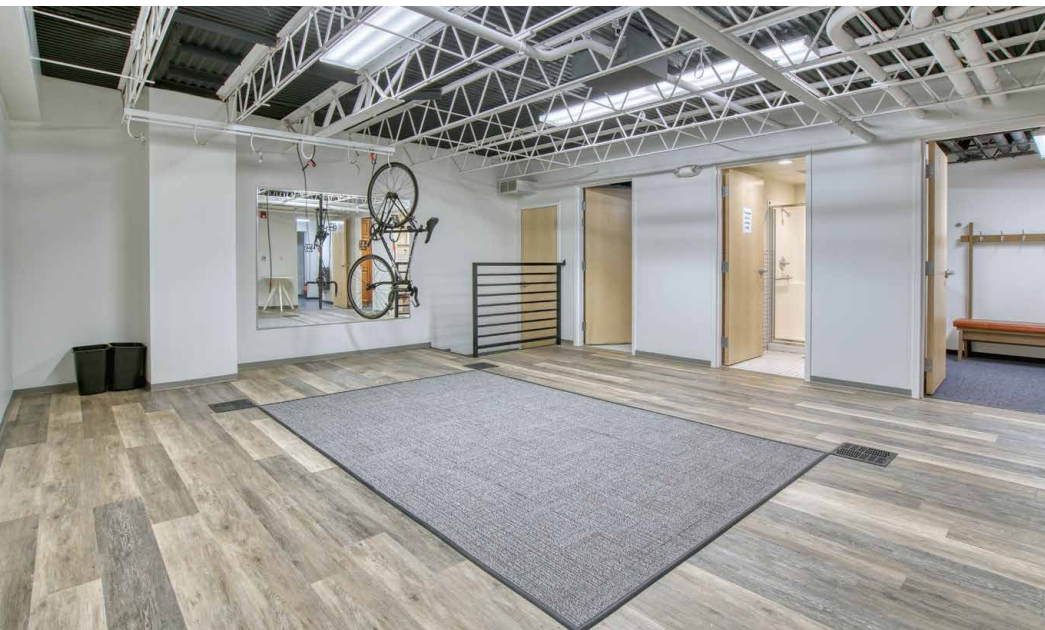












Surrounding Companies in Downtown Boulder play a vital role in fostering local economic growth, innovation, and community collaboration within the vibrant Boulder tech and business ecosystem.



Sundance Film Festival

Beginning in 2027, Boulder will host the globally recognized **Sundance Film Festival**, bringing significant national attention and economic activity, and citywide screenings, premieres, and activations.

- 10 Day international festival
- 100,000 + Annual Attendees
- 140+ Films/projects showcased annually
- 1215 Spruce is positioned to capture premium pop-up and event income during the festival's annual takeover of downtown

AREA MAP

1215 SPRUCE STREET,
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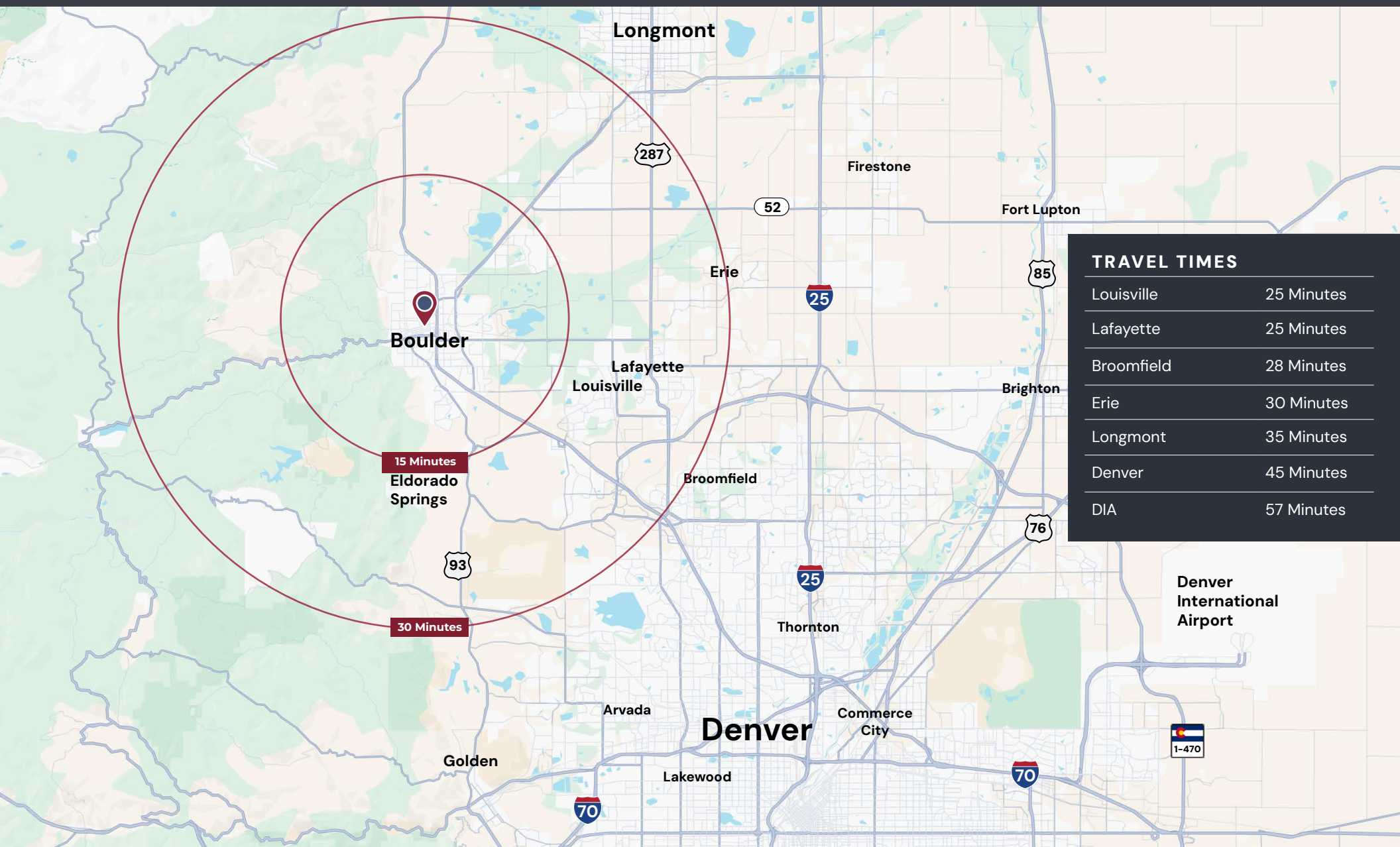


Explore more
in the area.



REGIONAL OVERVIEW

1215 SPRUCE STREET,
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DEMOGRAPHICS & DATA SUMMARY

1215 SPRUCE STREET,
BOULDER, CO, 80302



POPULATION

2 MILE RADIUS

61,616

5 MILE RADIUS

116,505

10 MILE RADIUS

200,714



EMPLOYEES

2 MILE RADIUS

73,911

5 MILE RADIUS

109,984

10 MILE RADIUS

152,163



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$105,039

5 MILE RADIUS

\$122,367

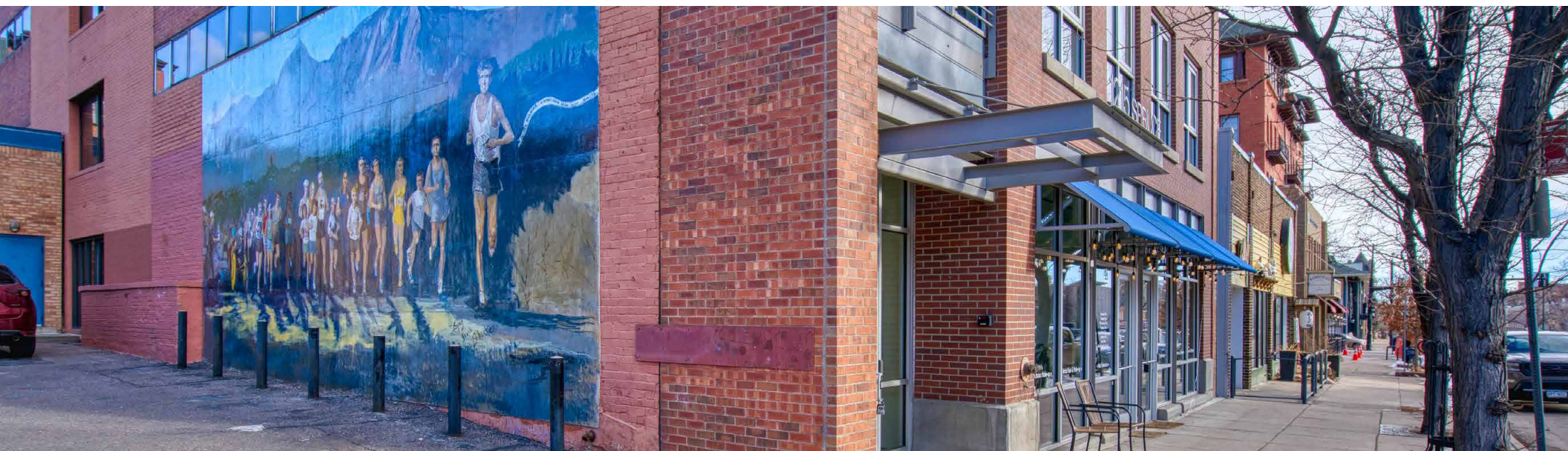
10 MILE RADIUS

\$137,789

Boulder is one of Colorado's most educated and affluent communities, driven by a strong mix of technology, aerospace, bioscience, and entrepreneurial industries.

Home to the University of Colorado Boulder, Boulder attracts top talent, entrepreneurs, and research institutions from across the country. Residents enjoy above-average household incomes, strong consumer spending power, and an exceptional quality of life, supported by extensive outdoor recreation, a vibrant downtown, and a commitment to sustainability. These factors continue to make Boulder one of Colorado's most desirable locations for businesses, residents, and investment.

Source- Costar



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FOR MORE INFORMATION ON THIS PROPERTY,
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