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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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OFFICE SPACE FOR LEASE

CANYON SIDE OFFICE PARK
100 WEST ARAPAHOE, SUITE 10
BOULDER, COLORADO 80302

Located at the base of the foothills, Canyon Side Office Park offers unique access to many recreational activities and is a short walk and less than a 5-minute drive to downtown Boulder. With Settler's Park and Boulder Creek Path directly adjacent, it has easy access to many hiking and multi-use trails.

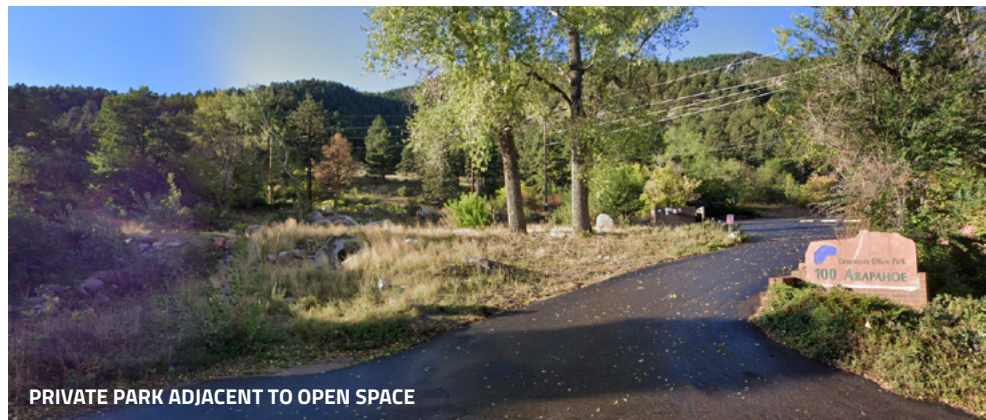
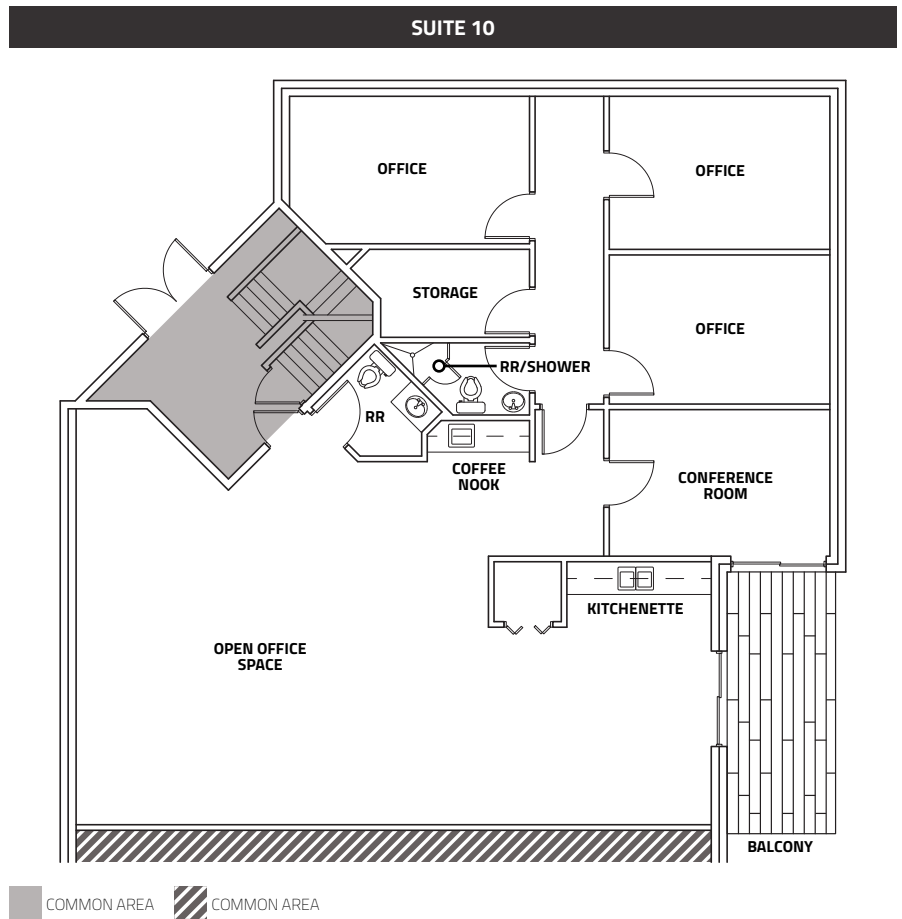
[Call us for more information and to set up a tour.](#)

TERMS

Suite 10:	2,452 SF
Lease Rate:	\$18.99 NNN
Expenses:	\$14.56 / SF
Available:	09/01/2024 or earlier

PROPERTY FEATURES

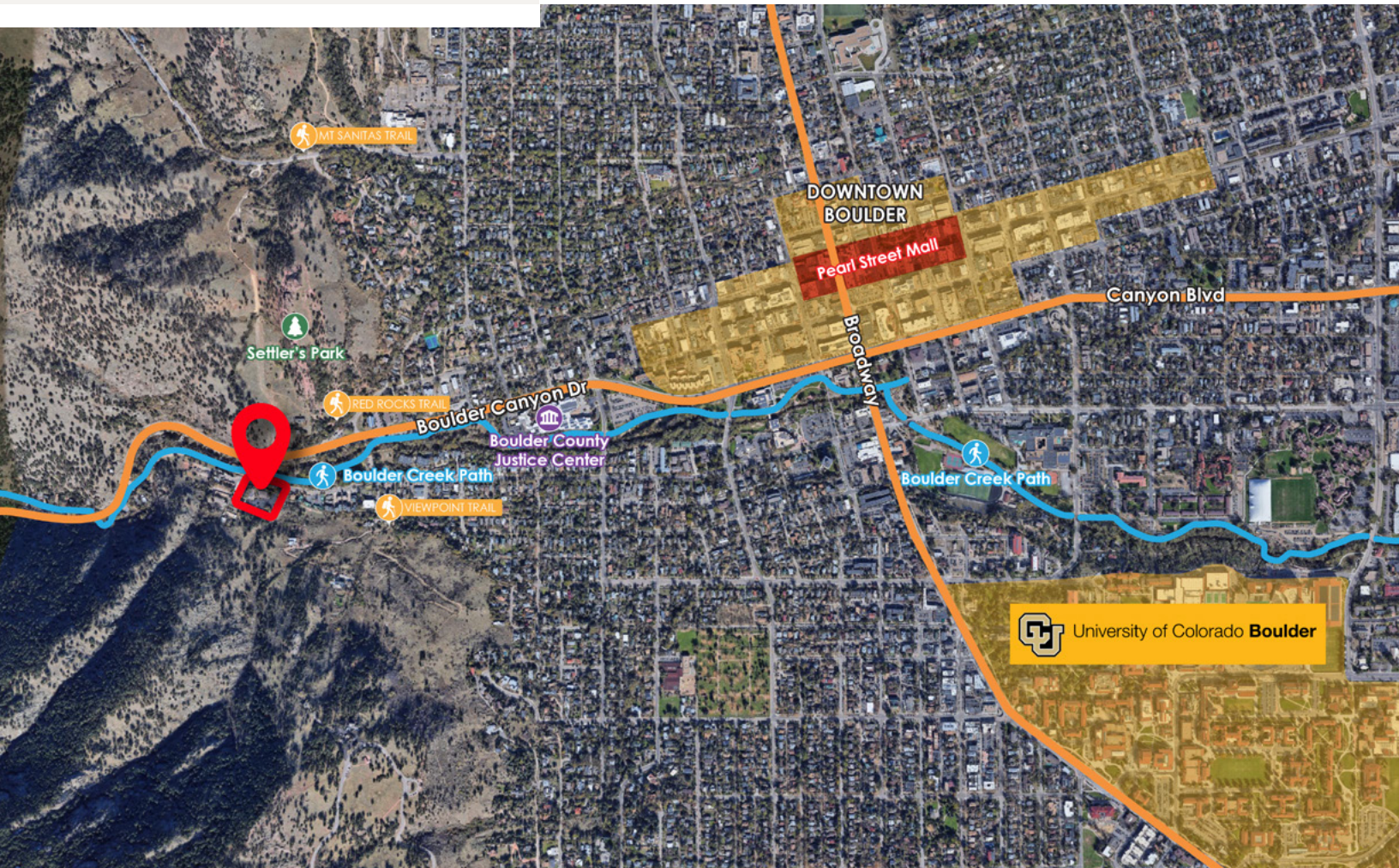
- Suite 10 is a first floor office space with 3 large private offices, conference room, a kitchenette, and a coffee nook
- Two private in-suite bathrooms with a shower
- Operable windows with an abundance of natural light
- Private outdoor deck
- Ample free parking
- Close to Eben Fine park, bike path and trails
- Adjacent to City of Boulder Open Space



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