



NOW OWNED AND MANAGED BY  
 **FLYWHEEL CAPITAL**

**COMMITTED TO CREATING AND MAINTAINING A PLACE TO PROMOTE WELLNESS!**

**Improvements completed: Parking lot resealed and striped, new carpeting, new flooring, and furniture**



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## OFFICE SPACE FOR LEASE

**2955-2975 VALMONT ROAD  
 BOULDER, COLORADO 80301**

**Office suites available ideal for wellness uses!** There are many like-minded wellness users at 2955-2975 Valmont Road. The Property is in a central Boulder location with fantastic access to many nearby amenities. These suites consist of several private offices with an abundance of natural light, and some with mountain views! Recent tranquil interior remodels include bathrooms and newly furnished common areas. On the exterior, the parking lot has recently been resealed and striped. The property has new ownership with a focus on building improvements for the local wellness community.

**Call us for more information and to set up a tour.**

## TERMS

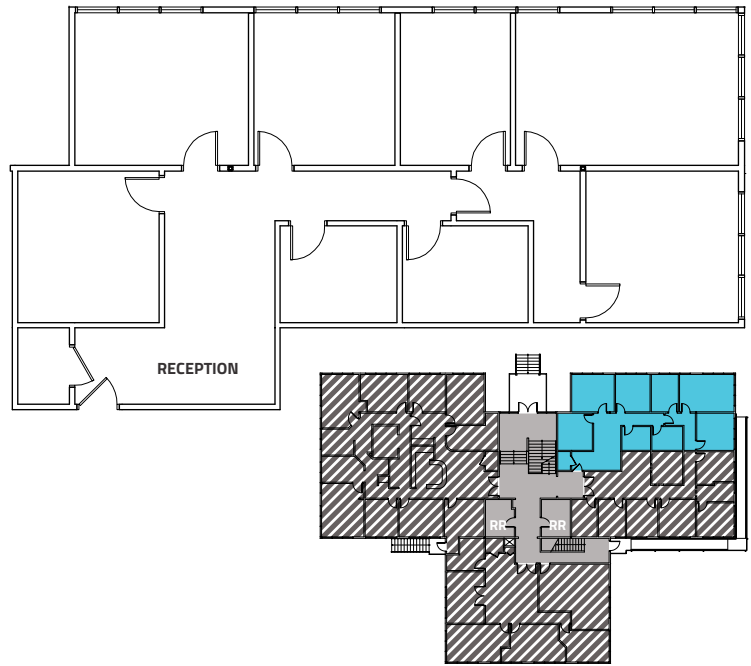
2975 Suite 200:	1,778 SF   \$19.00 / SF / NNN
2975 Suite 230:	1,665 SF   \$19.00 / SF / NNN
Expenses:	\$11.37 / SF (Est. 2025)
Available:	NOW

## PROPERTY FEATURES

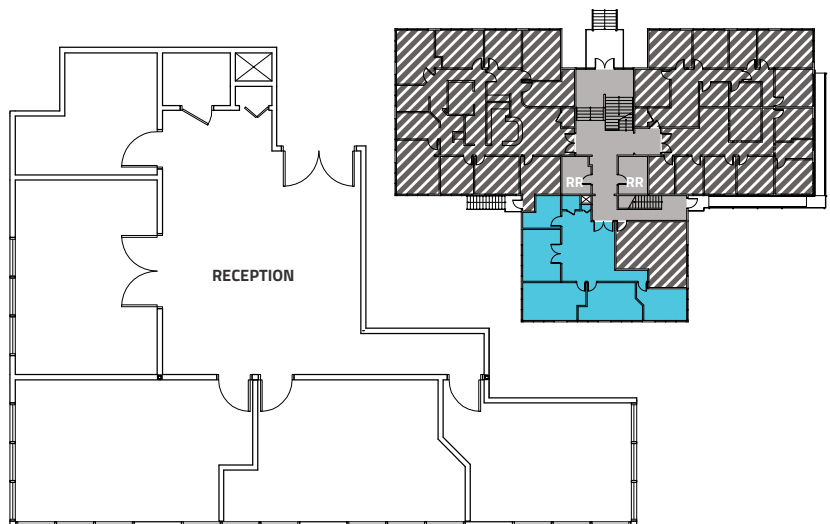
- Spectacular flatiron views
- Abundant natural light
- Comcast & CenturyLink available
- Plenty of available parking
- Central location at the corner of Valmont Road and 30th Street
- Numerous amenities nearby
- Adjacent to a multi-use path



### BUILDING 2975 - 2ND FLOOR, SUITE 200 - 1,778 SF



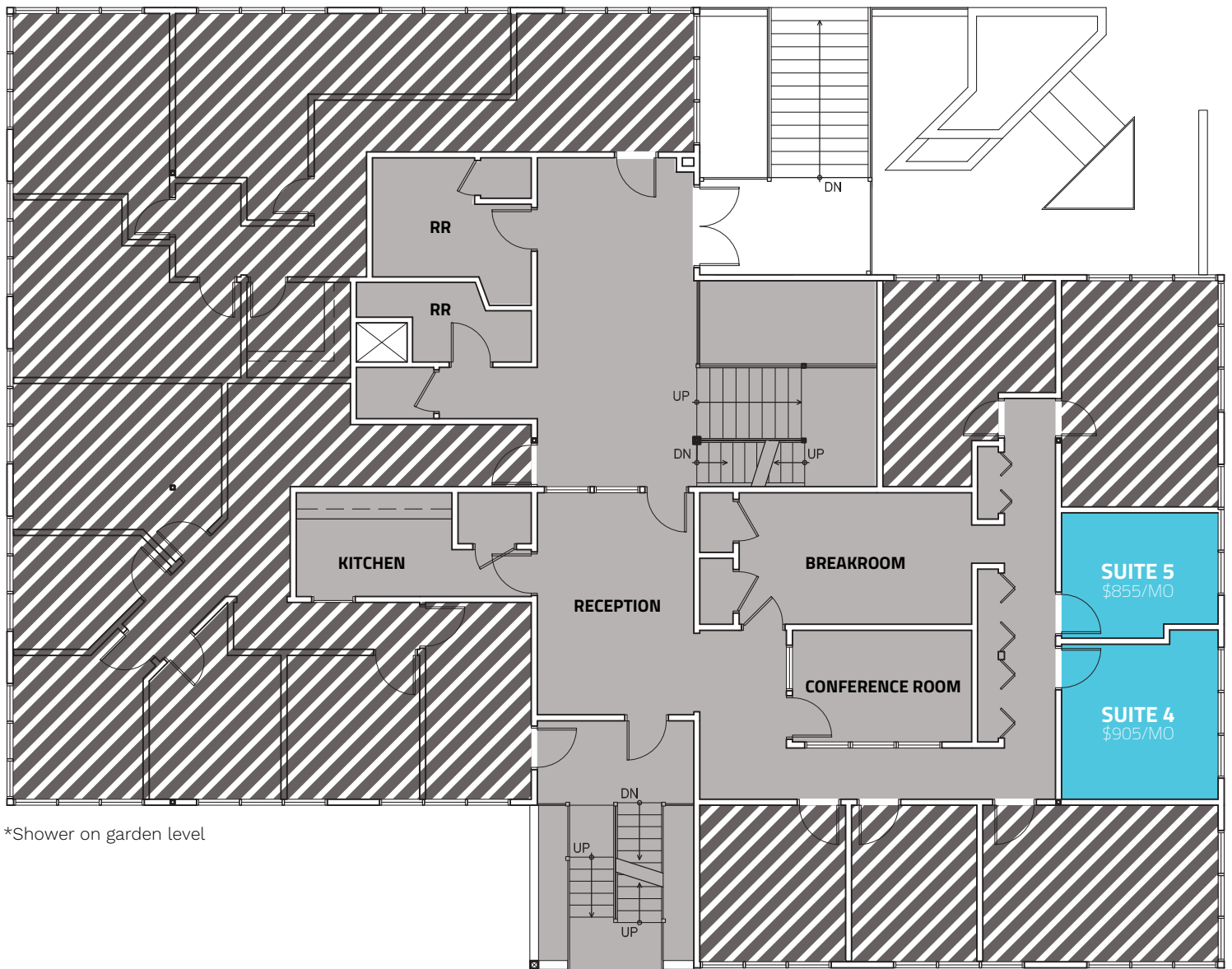
### BUILDING 2975 - 2ND FLOOR, SUITE 230 - 1,665 SF



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

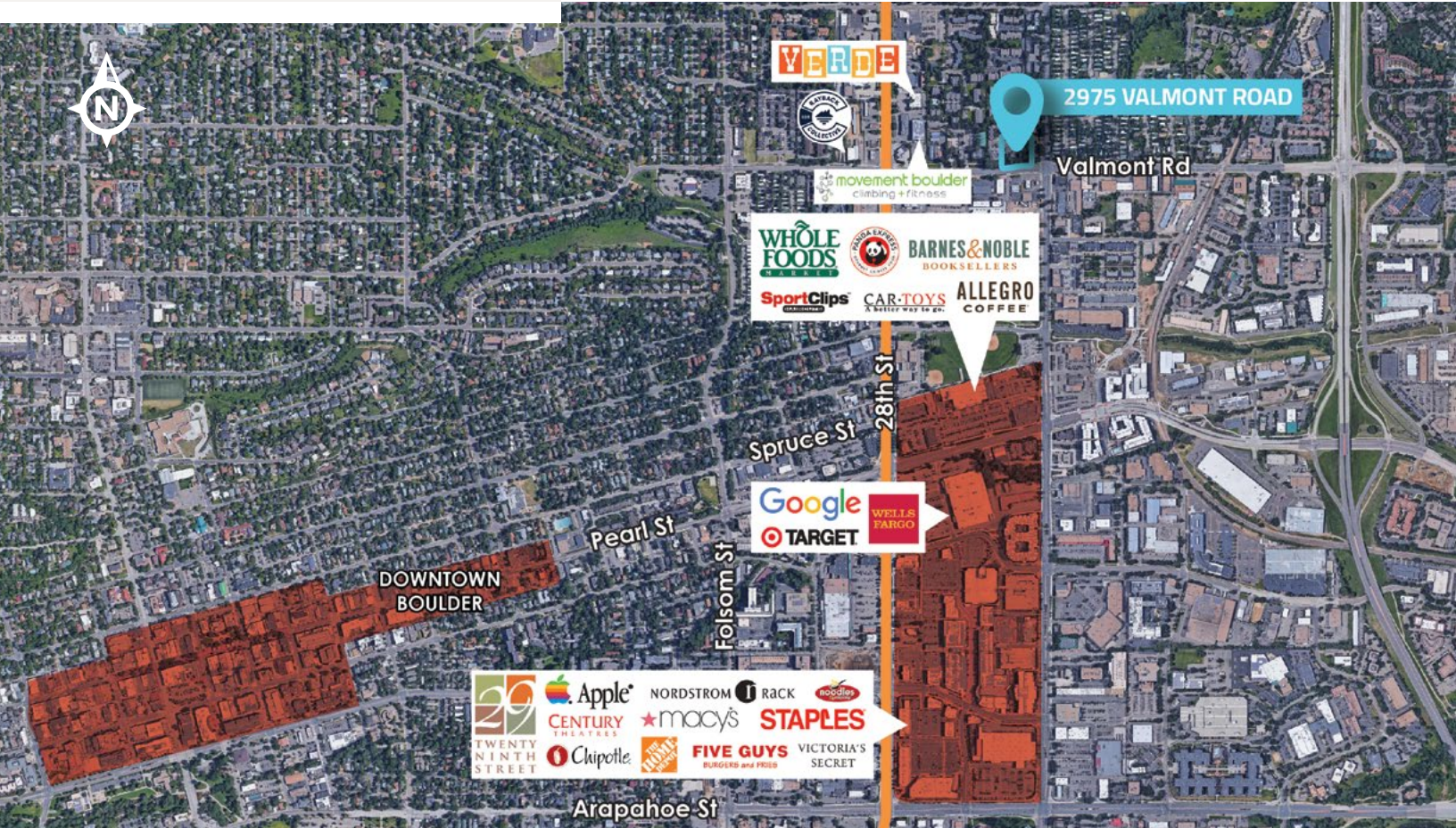
SUITE #	RENT/MO
Suite 1:	LEASED
Suite 2:	LEASED
Suite 3:	LEASED
Suite 4:	\$905.00
Suite 5:	\$855.00
Suite 6:	LEASED
Suite 7:	LEASED

**Class A premier private office suites!** Common area amenities include kitchen, furnished waiting room, shared conference room, break room, all offices with lots of natural light, quiet and private offices perfect for therapy or executive office uses.



\*Shower on garden level

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Owned and Managed  
by Flywheel Capital, LLC



## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
63,092	115,659	229,398

### EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
80,007	105,617	148,031

### HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
26,800	48,673	94,805

### HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$99,442	\$114,355	\$125,912

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