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FLEX INDUSTRIAL & HIGH-TECH OFFICE SPACE FOR LEASE

**4775 WALNUT STREET
BOULDER, COLORADO 80301**

Be part of a major tech hub/oasis in Central Boulder. 4775 Walnut is located just east of Foothills Parkway. Tenants enjoy the quiet peaceful campus like atmosphere with unobstructed views of the flatirons, convenient access to the Boulder Creek bike path, and a quick drive to the bustling 29th Street Mall. **Just 10 minutes from anywhere in Boulder either by bike or vehicle.**

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

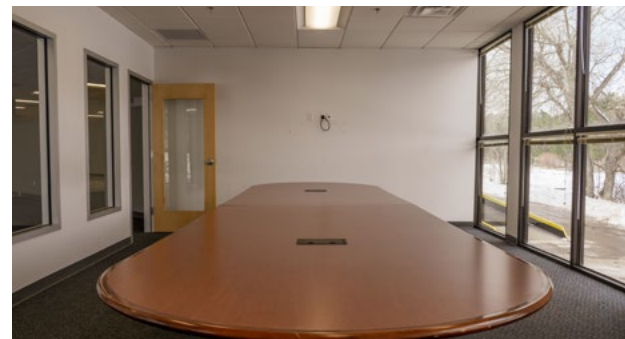
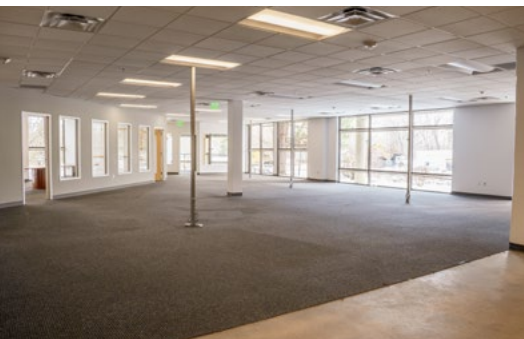
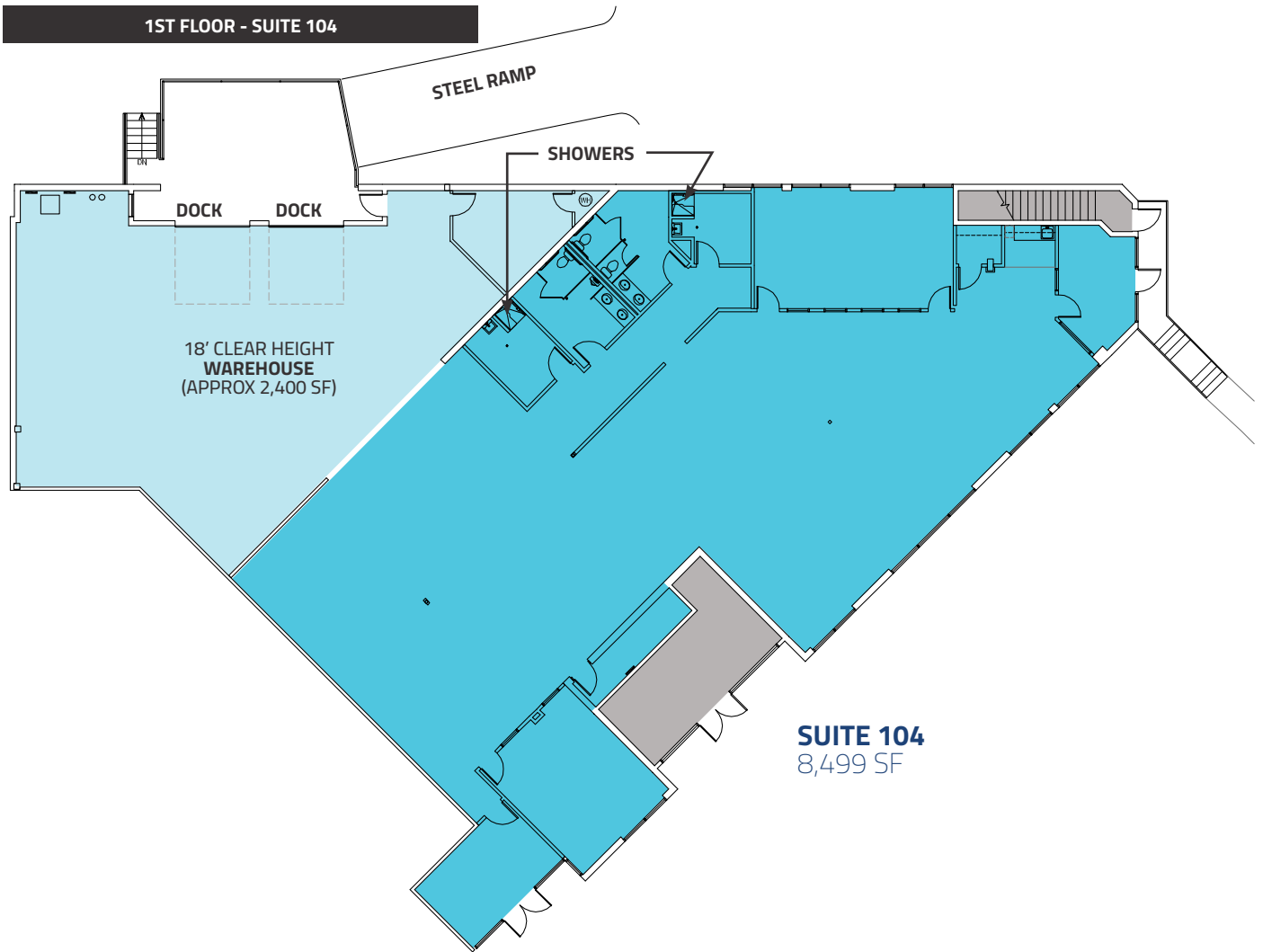
TERMS

| | |
|-------------|--------------------------------------|
| Suite 104: | 8,499 SF (1st Floor, Dock & Ramp) |
| Suite 210: | 8,692 SF (2nd Floor Office) |
| Lease Rate: | \$18.00 / SF / NNN |
| Expenses: | \$10.29 / SF + Utilities (Est. 2025) |

PROPERTY FEATURES

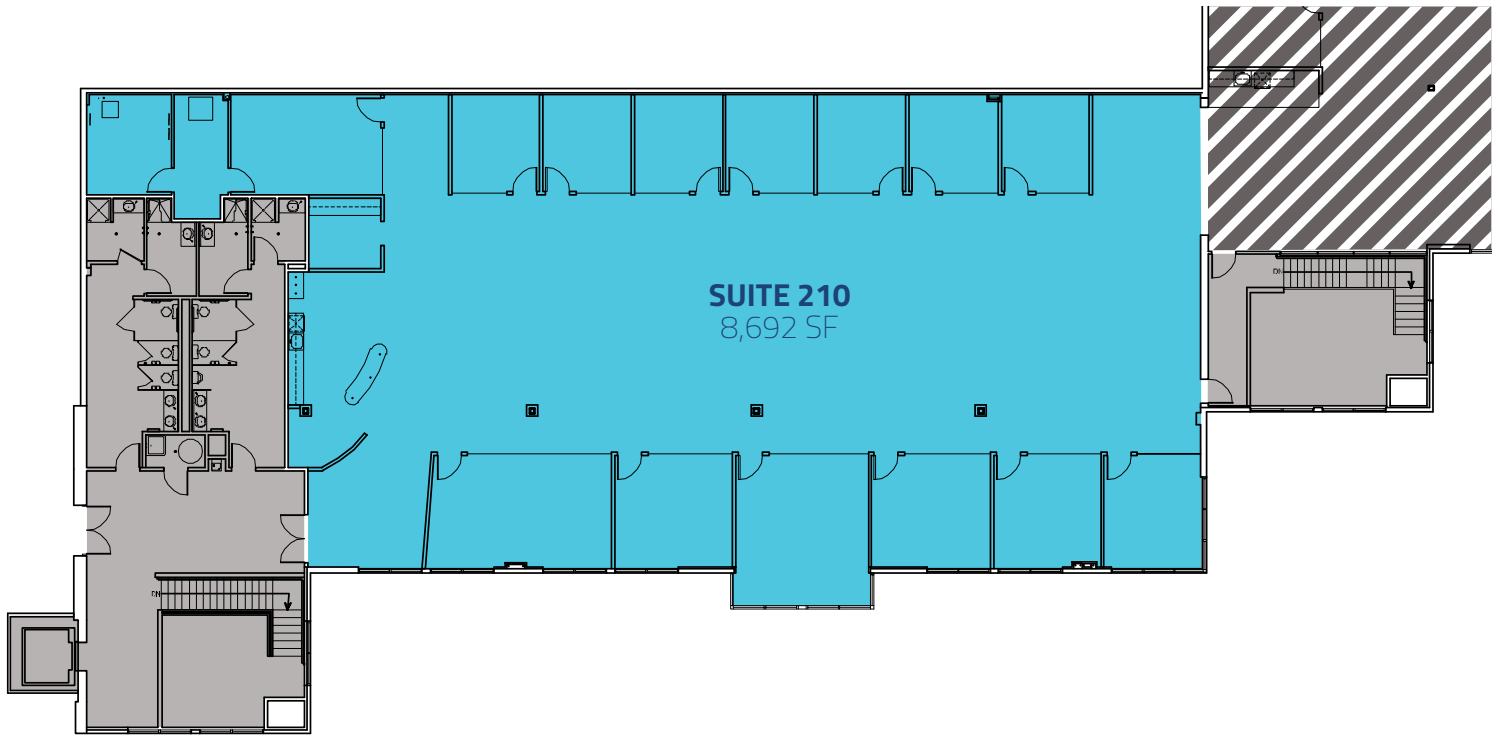
- Suite 104 is a flex industrial space with a large open bullpen, two conference rooms, two shower rooms with in-suite restrooms, and a loading dock currently fitted with a steel ramp and two glass overhead loading doors.
- Suite 210 is a second-floor office space with 12 private offices lining large open bullpens, a large conference room, and a kitchenette. The suite has great views of the Flatirons with floor-to-ceiling glass.
- Access to common area showers
- Electric car charging stations
- Immediate bike path access (Boulder Creek Path)
- Elevator





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2ND FLOOR - SUITE 210



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