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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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303.449.1420 | www.deancallan.com

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 Size:	8,499 SF
Suite 210 Size:	16,923 SF (Divisible to 8,000 SF)
Lease Rate:	Negotiable
Expenses:	\$9.05 / SF + Utilities (Est. 2023)

PROPERTY FEATURES

- Suite 104 is a high-tech office space with a large open bullpen lined with private offices and conference rooms. Two docks are currently being used as an outdoor patio attached to a large kitchenette.
- Suite 210 is a second-floor office space with 22 private offices lining large open bullpens, multiple conference rooms, a kitchenette and two breakrooms. 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)
- 2 Elevators

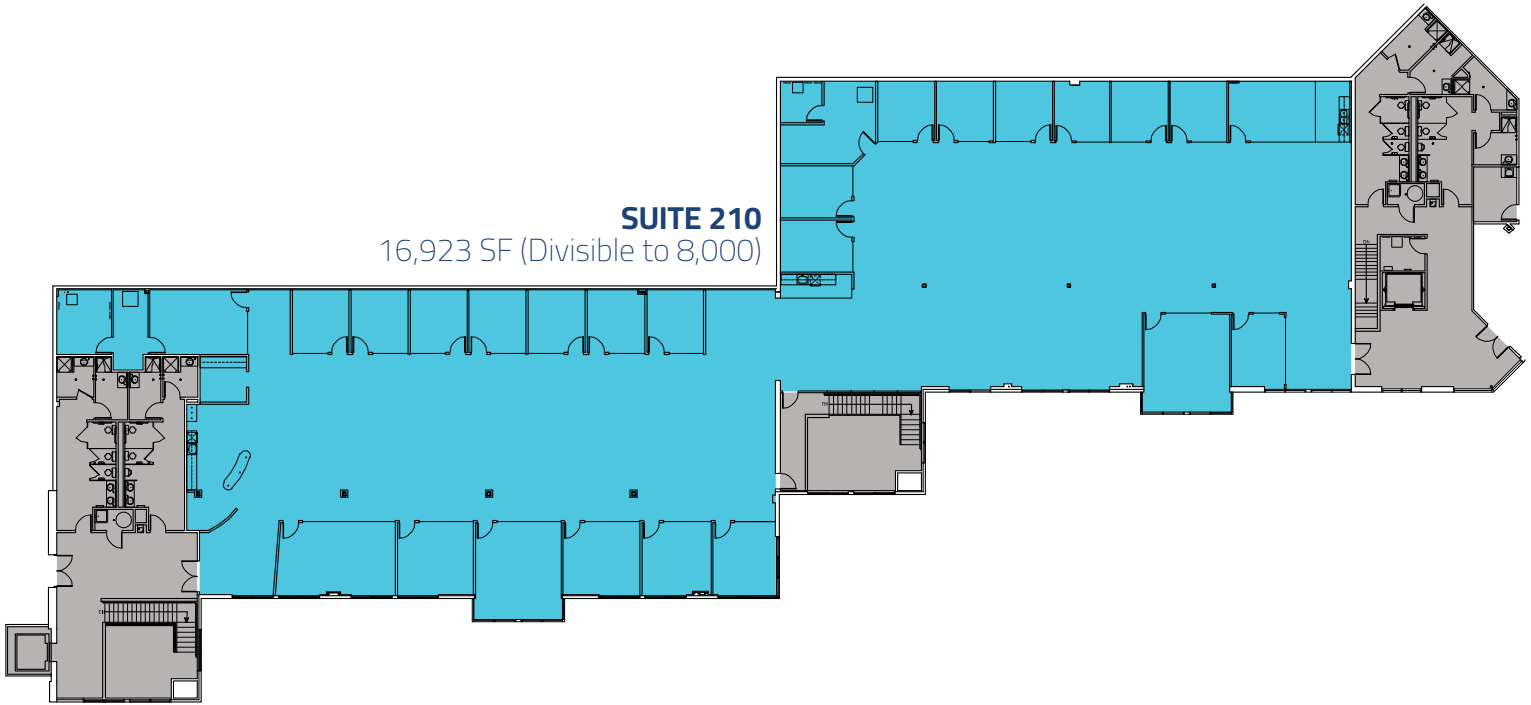


BOULDER CREEK PATH



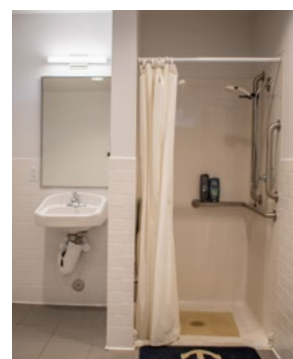
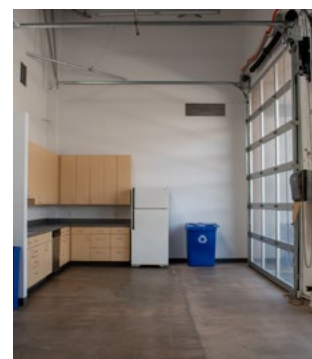
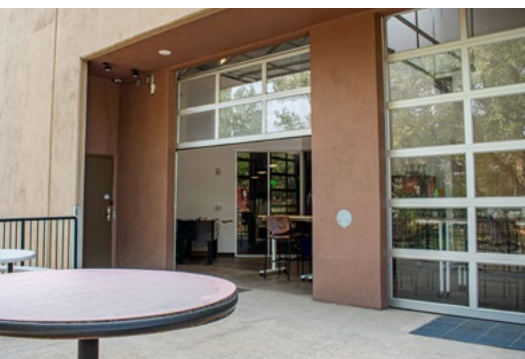
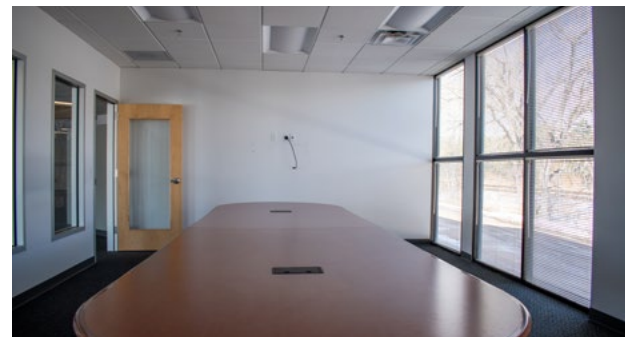
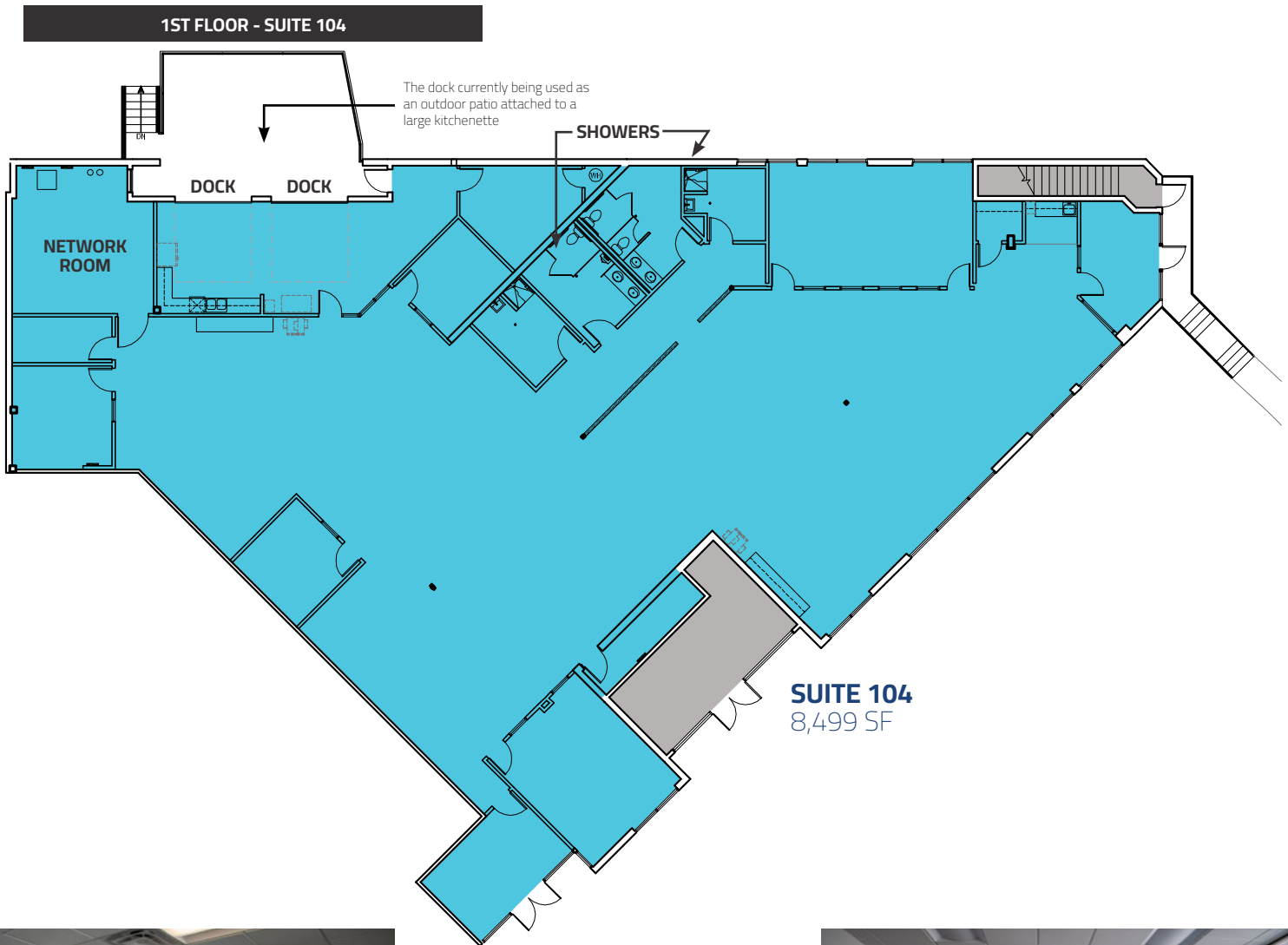
2ND FLOOR - SUITE 210

SUITE 210
16,923 SF (Divisible to 8,000)

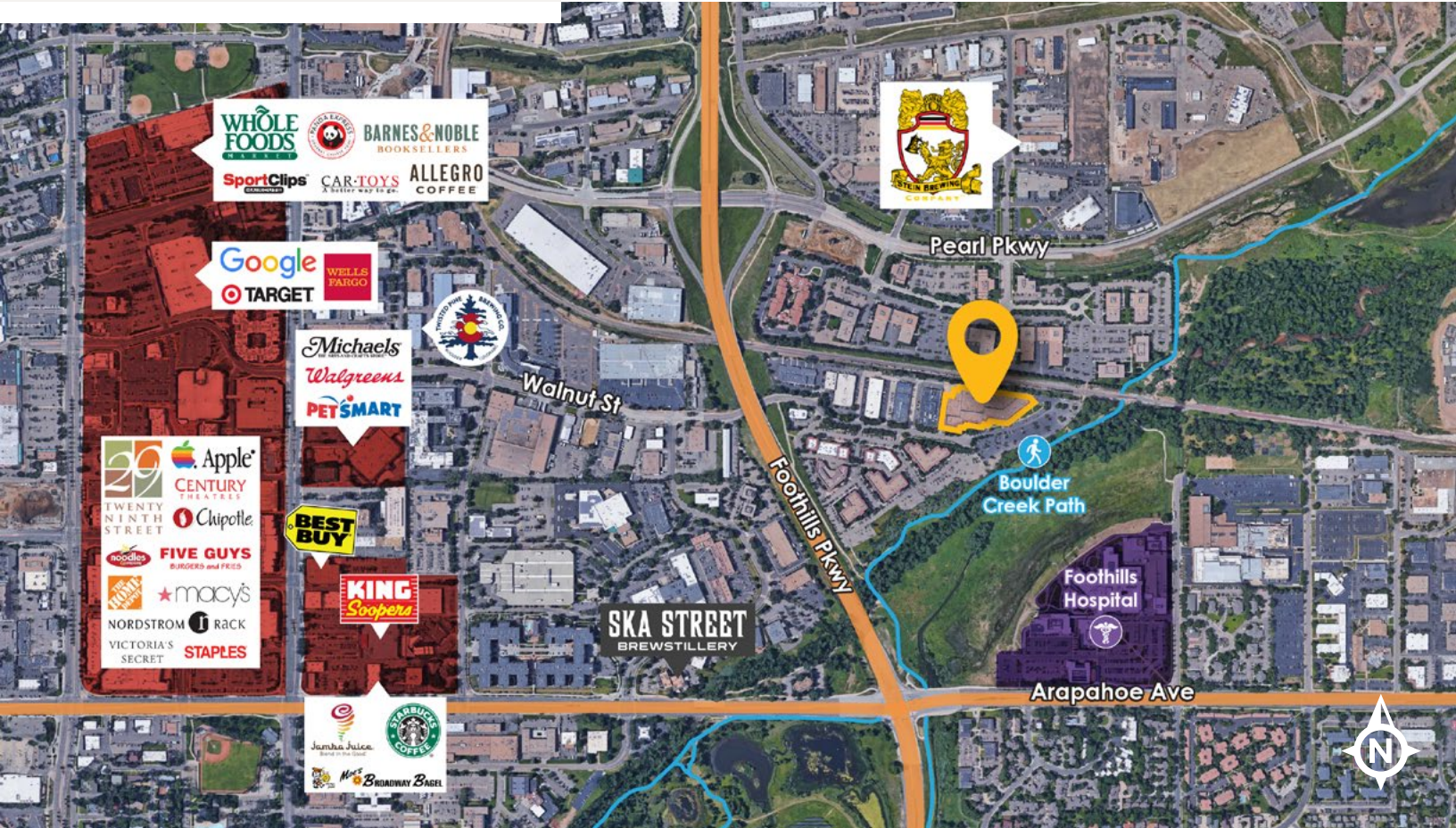


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FLOOR PLAN



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