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**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## PROFESSIONAL OFFICE SPACE FOR LEASE

507 CANYON BOULEVARD  
BOULDER, COLORADO 80302

**Beautiful brownstone office space is located just west of Downtown Boulder, across from the Boulder County Courthouse.** Surrounded by lush trees, large windows to bring in natural light, and its own covered parking structure, this office makes daily going to work enjoyable. After a long day at work, enjoy the outdoors by walking across the street onto the Boulder Creek path leading straight up to the gorgeous Boulder Canyon.

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

## TERMS

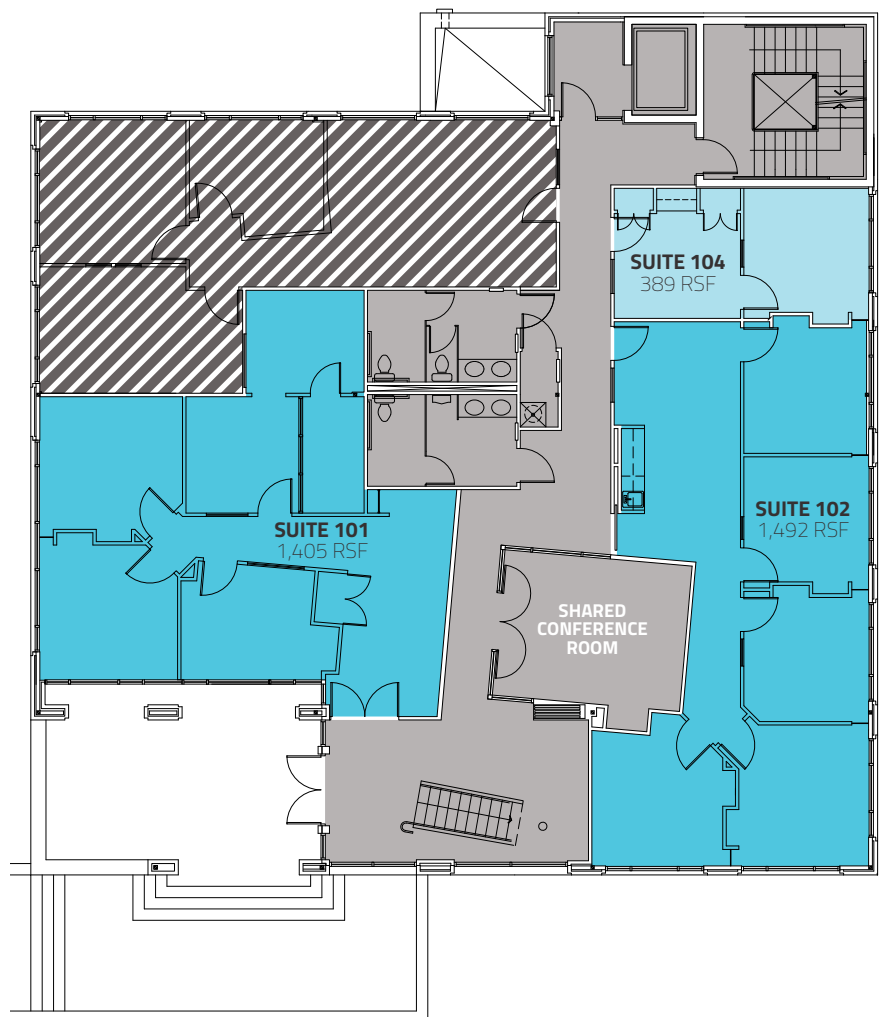
Suite 101:	1,405 RSF
Suite 102:	1,492 RSF
Suite 104:	389 RSF
Combined Suites 101-104:	3,286 RSF
Lease Rate:	<b>\$18.00 / SF / NNN</b>
Expenses:	\$17.58 / SF includes common area janitorial service
Available:	October 1st, 2024

## PROPERTY FEATURES

- Professional office building located in Downtown Boulder
- Suites feature reception area large private offices
- Shared conference room available to tenants
- Access to common kitchen
- Covered and designated parking, plus ample visitor parking
- Located directly across from the Boulder County Justice Center - ideal for attorneys
- Within walking distance of numerous amenities



### 1ST FLOOR - FLOOR PLAN



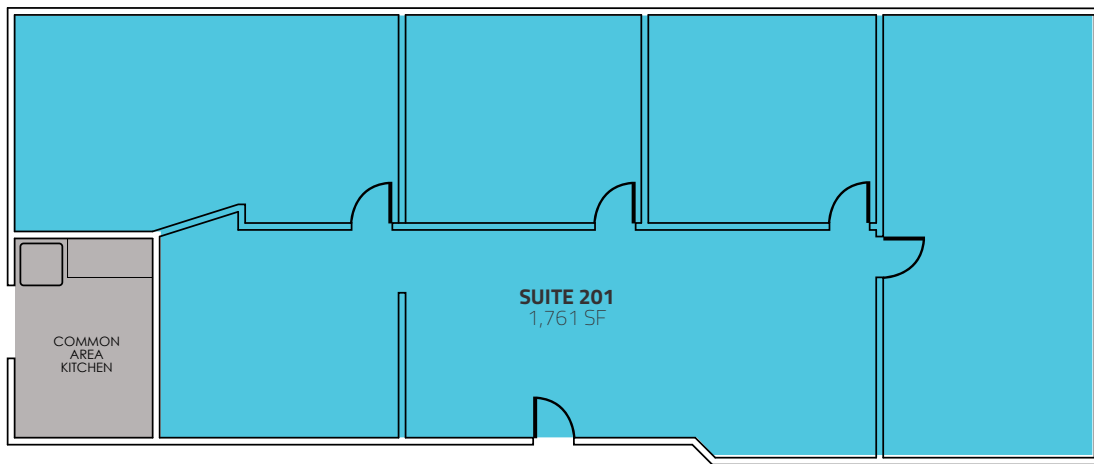
\*See Page 3 for 2nd Floor Availability

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.

## TERMS

Suite 201 Size:	1,761 SF
Lease Rate:	<b>\$18.00 / SF / NNN</b>
Expenses:	\$17.58 / SF includes common area janitorial service
Available:	Now

### 2ND FLOOR | SUITE 201 - FLOOR PLAN



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