



BRIT BANKS Senior Broker Associate

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200 Boulder, Colorado 80303 303.449.1420 | www.deancallan.com

FLEX | LAB | OFFICE SPACE FOR LEASE

1600 RANGE STREET **BOULDER, COLORADO 80301**

Flex / Lab / Office space for lease in a great East Boulder location.

Employees will enjoy quick access to Arapahoe Ave. and short drives to 29th Street Mall, and Downtown Boulder. Short walking distance to many amenities such as Black Belly Restaurant & Market, Ozo Coffee, Pica's Taqueria, Le Frigo, Sherpa Kitchen, Boulder Baked, Snarf's Sandwiches, Uhl's Brewing Company, Vapor Distillery, and Upslope

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



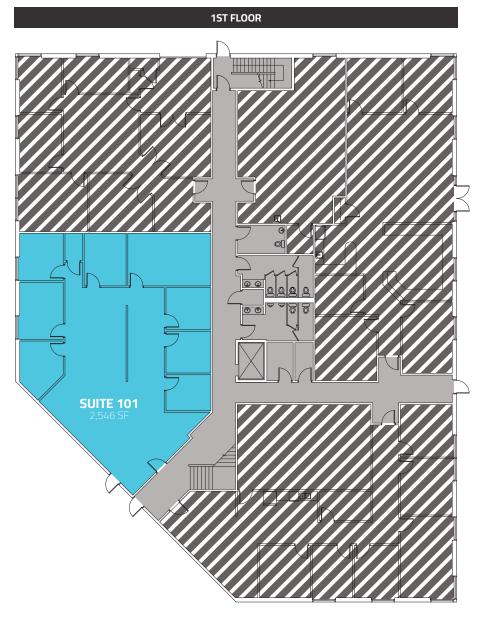
TERMS	
Suite 101:	2,546 SF
Lease Rate:	\$15.50 / SF / NNN
Expenses:	\$8.99 / SF (EST. 2024)
Parking:	2:1,000 SF

PROPERTY FEATURES

- Suite 101 is a 1st-floor corner suite with great natural lighting. Space features private offices, a conference room, bullpen and kitchen/breakroom.
- Great East Boulder location, easily accessible from Hwy 36 via Foothills Pkwy
- Building signage available
- Great proximity to amenities such as Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery.



















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