



**DEAN CALLAN**  
& COMPANY INC

**BRIT BANKS**  
Senior Broker Associate  
Direct: 303.945.2020  
Cell: 303.903.9775  
bbanks@deancallan.com

**TORREY PATTERSON**  
Broker Associate  
Direct: 720.826.2291  
Cell: 303.514.4559  
tpatterson@deancallan.com

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

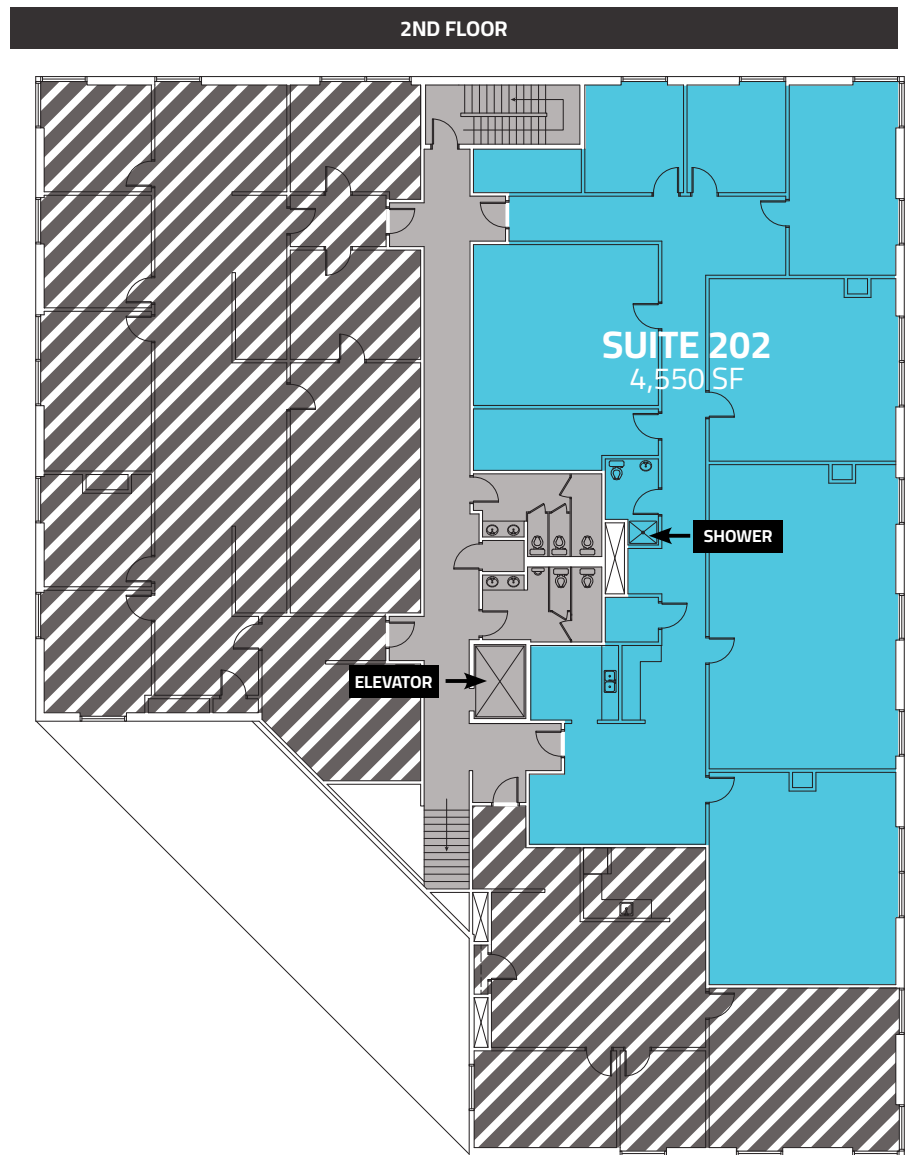
**Call us for more information and to set up a tour.**

## TERMS

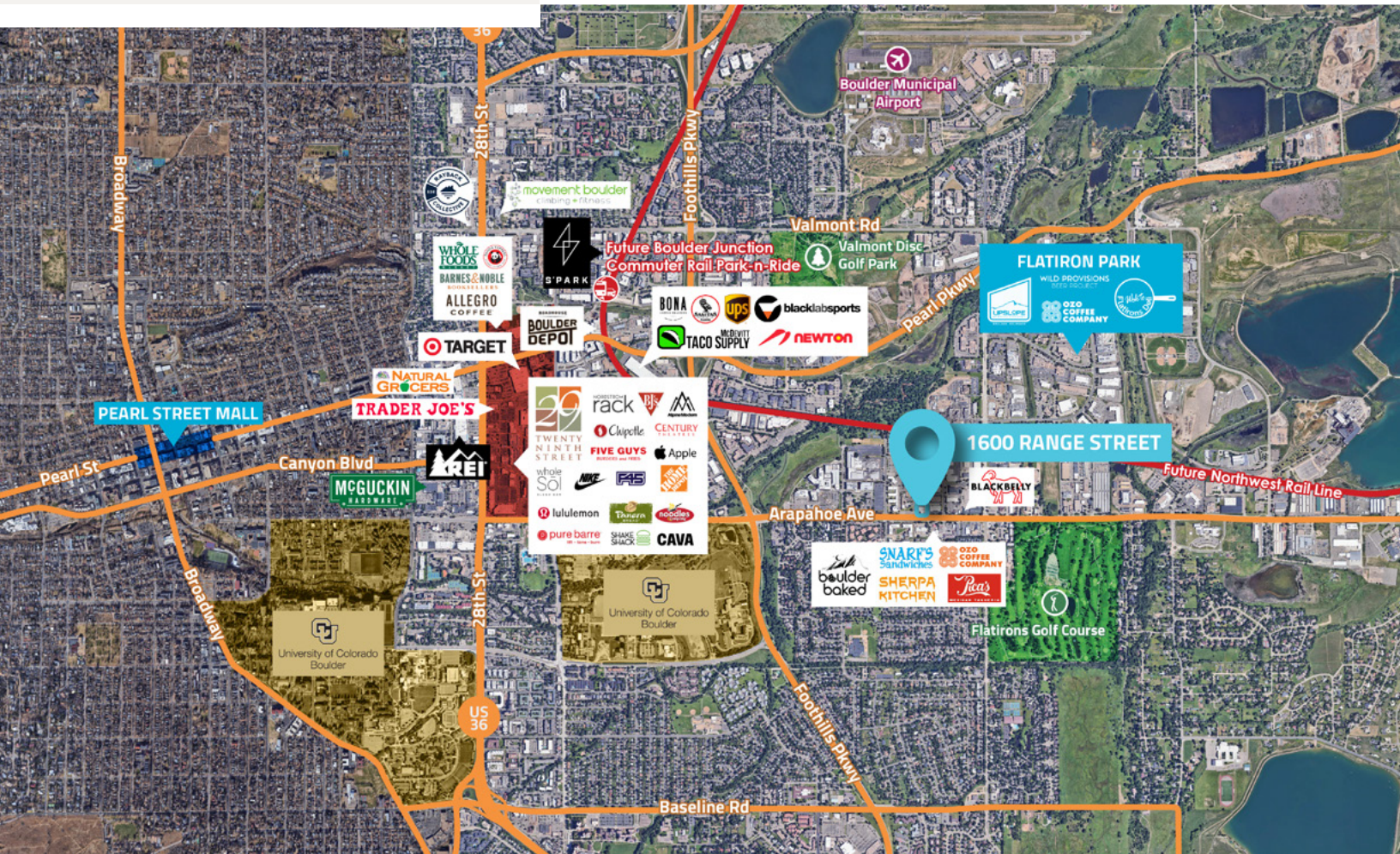
Suite 202:	4,550 SF
Lease Rate:	\$15.50 / SF / NNN
Expenses:	\$9.56 / SF (EST. 2025)
Parking:	2:1,000 SF (Plus Street Parking)

## PROPERTY FEATURES

- The available suite features private offices, conference rooms, bullpen, kitchen/breakroom, and private restroom with shower.
- 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.



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.



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