



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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303.449.1420 | www.deancallan.com

OFFICE SPACE FOR LEASE

**3050 STERLING CIRCLE
BOULDER, COLORADO 80301**

Great 2nd floor office space with fresh core and shell to allow the new tenant to customize the space as needed. The space has a bounty of natural light with the exteriors being lined with windows. Great views of the mountains!

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

TERMS

Suite 200 Size:

2,870 SF

Lease Rate:

\$13.50 / SF / NNN

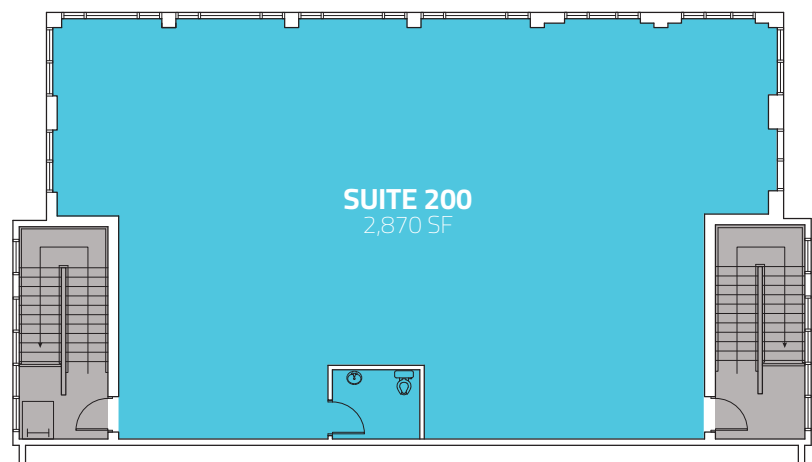
Expenses:

\$6.17 / SF (Est. 2025)

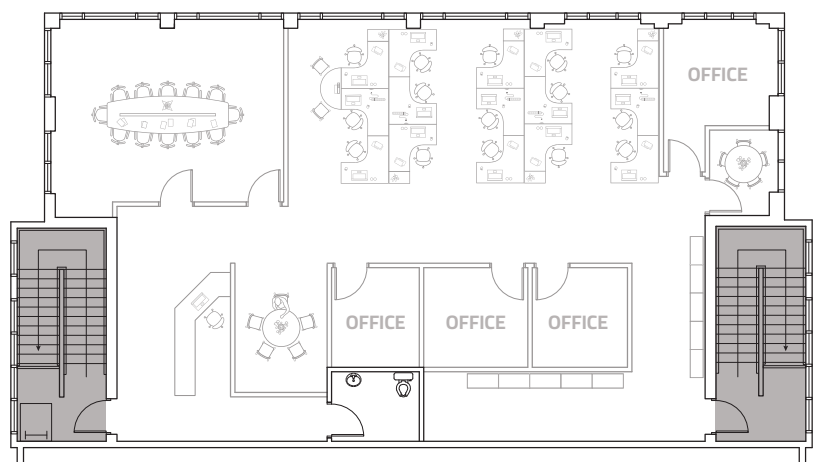
PROPERTY FEATURES

- Fresh core and shell office space – ready for tenant finishes
- Great western views
- Space is highly customizable to suit tenant's needs with rate based on tenant improvements
- 7 parking spaces

SUITE 200



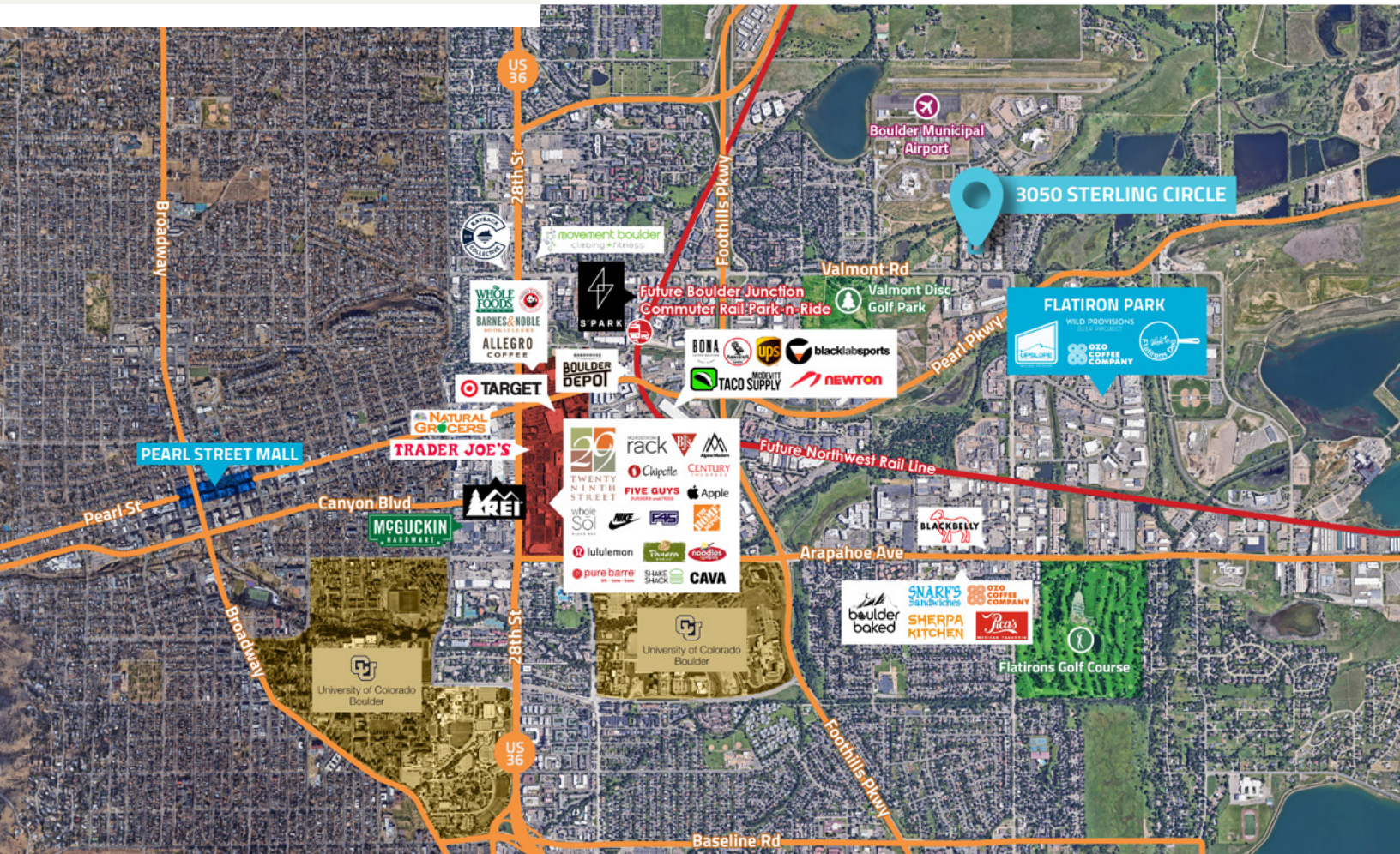
FLOOR PLAN OPTION



COMMON AREA



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