



**HUNTER BARTO**  
Senior Vice President  
303.945.2016  
hbarto@deancallan.com

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



**VIRTUAL TOUR**  
[https://youtu.be/H\\_pqLh2HG24](https://youtu.be/H_pqLh2HG24)

## HIGH-TECH CREATIVE OFFICE BUILDING FOR SALE OR LEASE

**2495 SPRUCE STREET  
BOULDER, COLORADO 80302**

**Introducing an innovative high-tech creative office building for sale or lease at 2495 Spruce Street, Boulder, CO.** Nestled at a bustling corner on Folsom Street and Spruce Street, this exceptional property captures the attention of over 20,000 passing cars daily. Featuring an iconic barrel roof and modern architectural design, the office space exudes contemporary elegance with full glass walls, high ceilings, and sleek finishes. Flooded with natural light and offering elevator access, this space is tailored for cutting-edge ventures seeking a dynamic work environment. With ADA-compliant facilities, including a walk-in shower, every detail is meticulously designed to support your business's comfort and functionality.

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

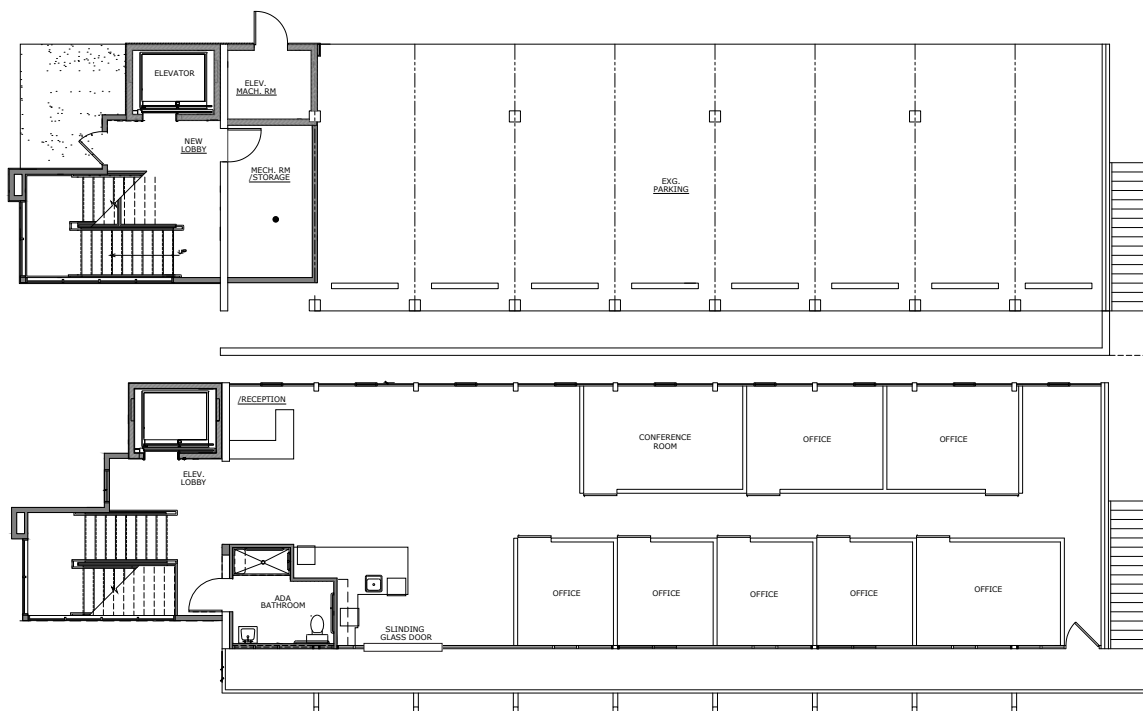
## TERMS

Available Space:	2,500 SF
Price:	Negotiable
Lease Rate:	\$23.00 / SF / NNN
Expenses:	\$18.35 / SF + Utilities and Suite Janitorial (Est. 2024)
Parking:	9 Spaces (8 covered, 1 surface)

## PROPERTY FEATURES

- Premier Central Location: Strategically situated at the dynamic intersection of Folsom Street and Spruce Street, offering exposure to over 20,000 passing vehicles daily, right in the heart of Boulder
- Architectural Excellence: A true standout with its iconic barrel roof, the building boasts a contemporary design that seamlessly blends modern aesthetics with innovation
- Abundant natural light fills the interior
- Experience a sense of spaciousness and openness with high ceilings
- Sophisticated contemporary finishes that reflect the modernity and professionalism your venture deserves
- Elevator access ensures smooth movement throughout the building, accommodating convenience for both employees and visitors.
- ADA-Compliant Facilities: The building prioritizes inclusivity with an ADA-compliant bathroom, thoughtfully equipped with a walk-in shower for added comfort.
- Prime for High-Tech Innovation: Tailor-made for tech-driven enterprises, this space embodies the ideal blend of style and functionality, providing a conducive environment for innovation.

### FLOOR PLAN

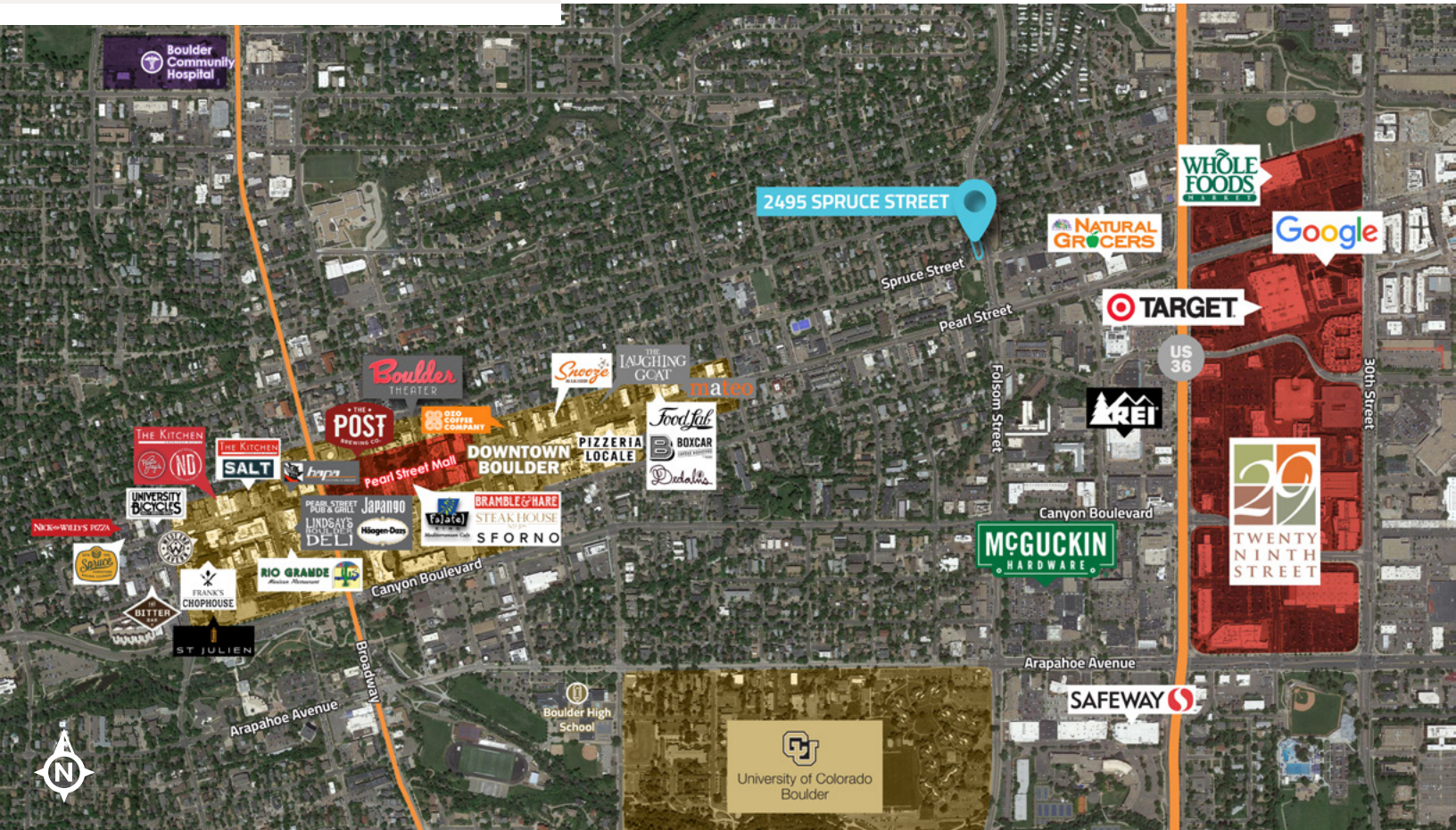


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