



DEAN CALLAN
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DEAN CALLAN & COMPANY, INC.

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www.deancallan.com



OFFICE BUILDING FOR LEASE

Two-Story 20,000-40,000SF Office Space

2525 28TH STREET, BOULDER, CO 80301

Two-story, premier office building for Lease. 2525 28th Street is situated along Boulder's dynamic 28th Street commercial corridor. This property enjoys a strategic location in a city renowned for its high-tech and creative industries, consistently recognized among the "Best Places for Business and Careers" by *Forbes*. The building's prime setting offers the convenience of walking distance to the Twenty Ninth Street Outdoor Mall, renowned restaurants, Whole Foods, and the Boulder Junction regional transit center for RTD. On-site Boulder B-Cycle bike sharing adds to the accessibility. With a modern design, abundant windows, high-end finishes, private second-floor balconies, and amenities like restrooms with showers, along with covered and surface parking.

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

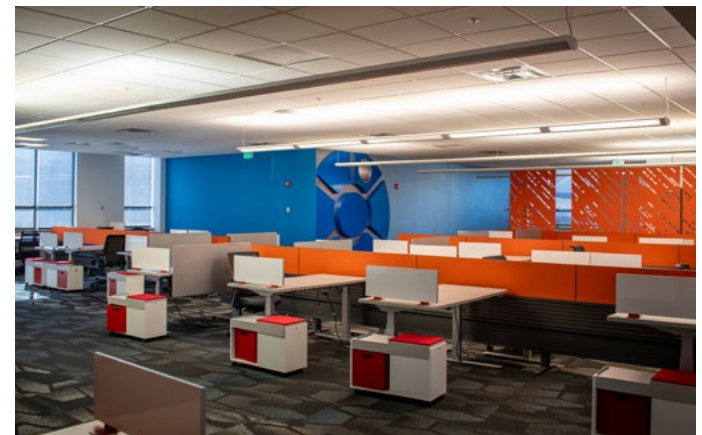
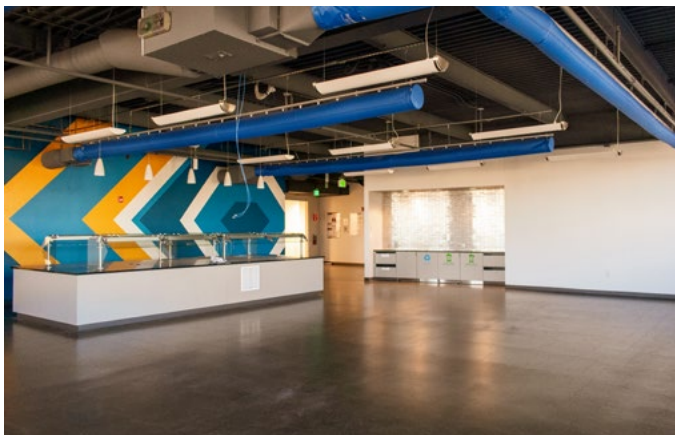
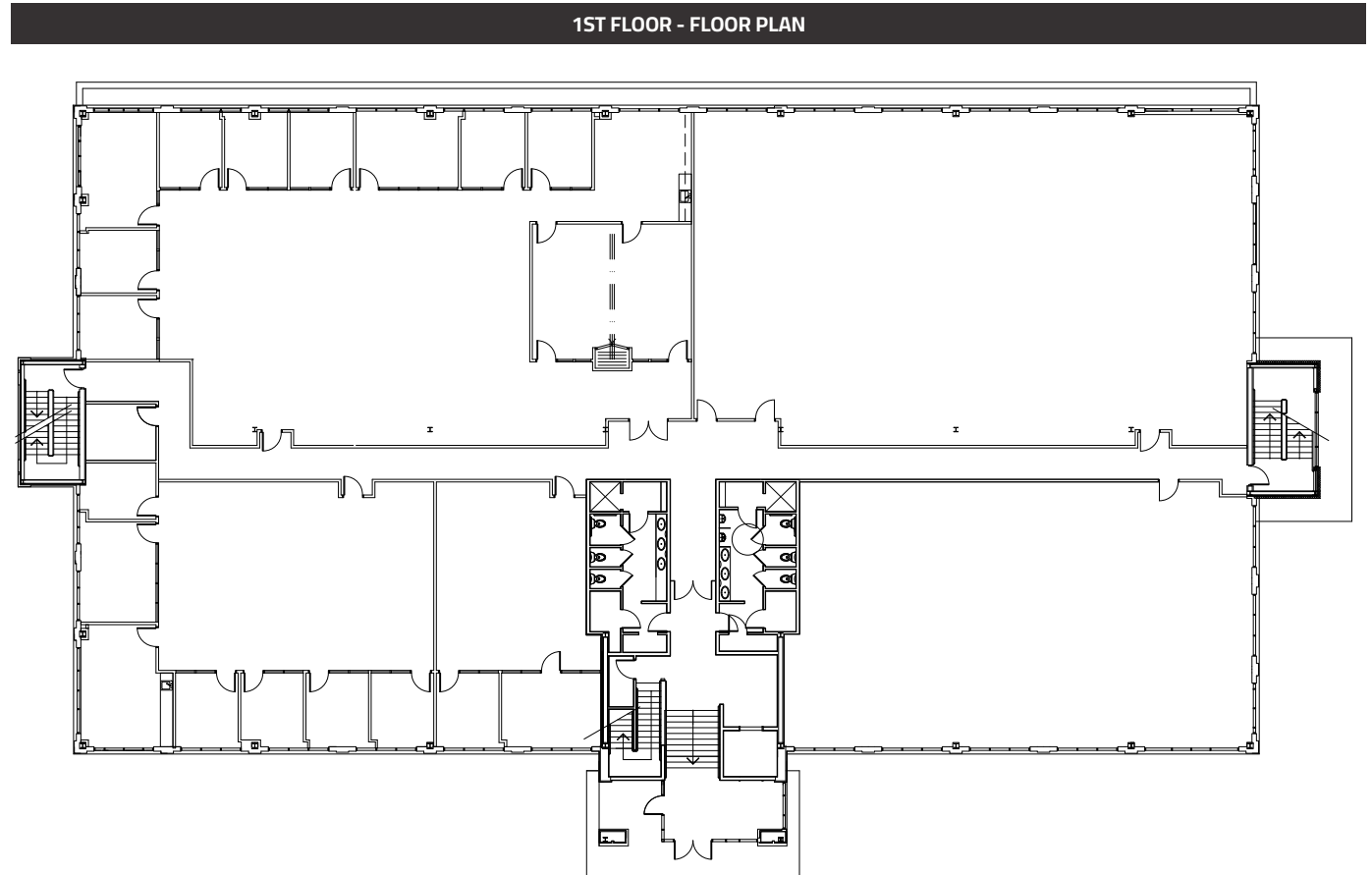
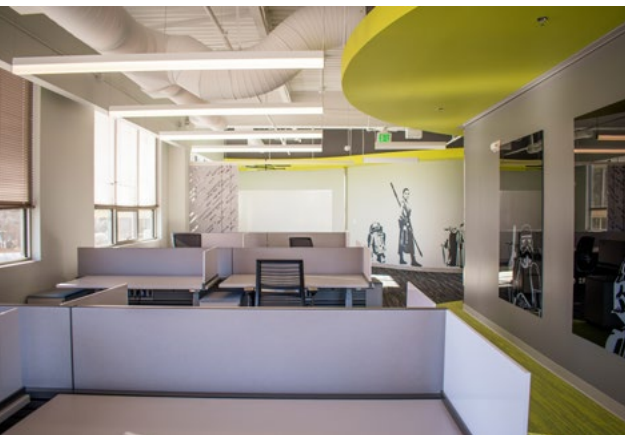
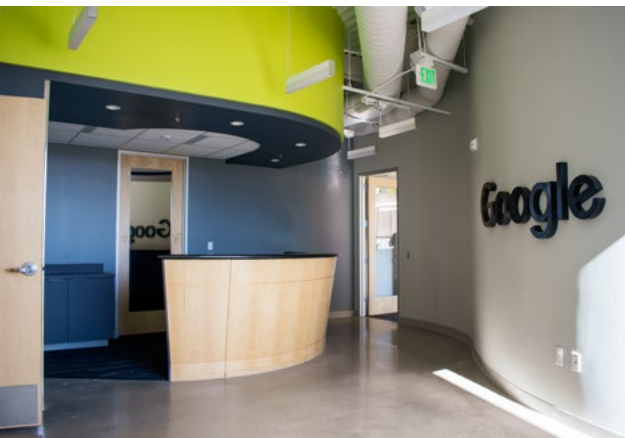
TERMS

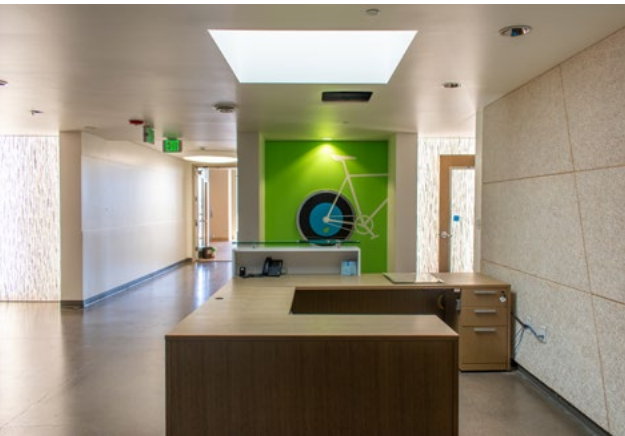
Rentable Square Footage:	20,000 - 40,000 SF
Lease Rate:	\$29.00 / SF / NNN
Expenses:	\$15.85 / SF
Power:	500kVA, 277/480V, 3 Phase, 4W

PROPERTY FEATURES

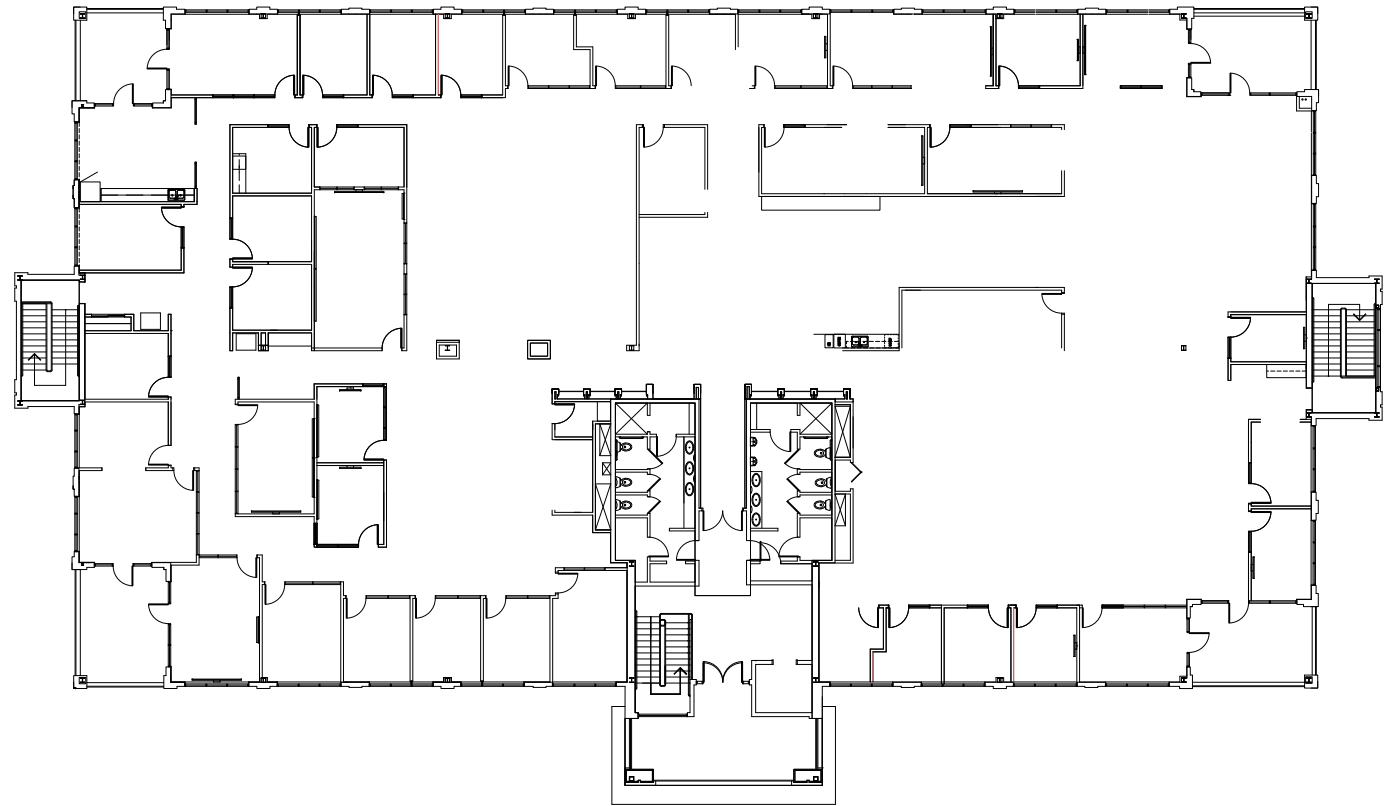
- Potential for PLUG-N-PLAY cubes and offices
- Positioned along the vibrant 28th Street commercial corridor in Boulder
- Walking distance to Twenty Ninth Street Outdoor Mall, popular restaurants, Whole Foods, and Boulder Junction transit center
- A light and bright two-story office building with high-end modern finishes
- Abundance of windows to create a well-lit and inviting workspace
- Private second-floor balconies
- Restrooms equipped with showers
- On-site covered and surface parking
- Boulder B-Cycle bike sharing station on-site
- Prominent monument signage



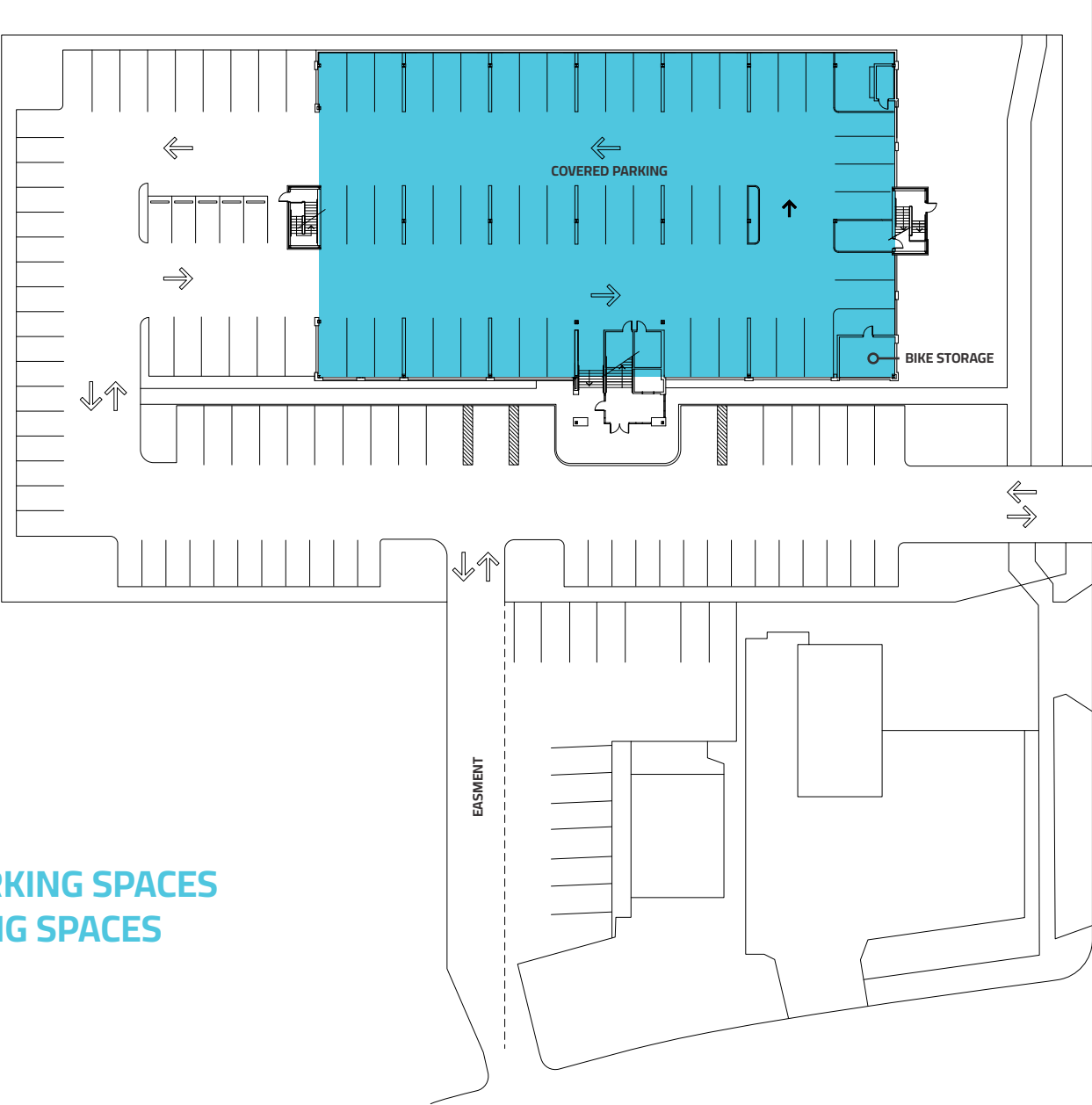




2ND FLOOR - FLOOR PLAN



SITE PLAN - PARKING



134 TOTAL ON-SITE PARKING SPACES
54 COVERED PARKING SPACES

AMENITIES MAP



BOULDER OVERVIEW

Nestled at the base of the Rocky Mountains, Boulder stands as one of the most sought-after cities to live and work in the United States. Boulder's allure lies in its thriving innovation-driven industries. The city excels in technology, natural foods, biosciences, satellite and defense, outdoor products, and renewable energy sectors. This supply-constrained market creates an environment primed for growth and success.

What makes Boulder stand out is the infusion of capital and ideas from across the nation. Local businesses benefit greatly from the research-driven intellectual capital provided from the University of Colorado at Boulder. Collaborations with federal research agencies like the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration, and the National Renewable Energy Laboratory further fuel innovation and breakthroughs.

Boulder offers access to a highly educated talent pool, with one of the nation's highest concentrations of software engineers. The city fosters fierce competition among companies vying for attractive office spaces that support continuous growth in the most desirable locations. Downtown Boulder, with its cutting-edge tenant roster, reflects the vibrant fabric of this thriving community.

Key Highlights of Boulder:

- Impressively low unemployment rate of 2.1%
- Reputation as an outdoor paradise, attracting individuals seeking an active and fulfilling lifestyle
- Over 155 miles of interconnected biking and hiking trails, catering to outdoor lovers of all levels
- An impressive 300+ days of sunshine every year



#1

BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1

IN THE U.S. ON THE
BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

#2

BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

TOP HOUSING MARKET IN U.S.
FOR GROWTH & STABILITY
- 5 YEARS RUNNING -
[SMARTASSET]

"TOP CITY
TO WATCH IN 2020"
[WORTH MAGAZINE]

#1

BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP 10

IN U.S. FOR WOMEN-FOUNDED,
VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

TOP 25

GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

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POTENTIAL PLUG-N-PLAY

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