

OFFERING \$1.25/SF PER YEAR COOP BROKERAGE FEE!



*Brokerage commissions are paid on full rent paying term.



CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OFFICE/FLEX SPACE FOR LEASE

4665 NAUTILUS COURT
BOULDER, COLORADO 80301

Discover unparalleled business opportunities at **The Spirit Building, 4665 Nautilus Court, Boulder, CO.** The property is located in the Twin Lakes Business Park, a highly sought-after well-connected and amenity-rich business hub. Vibrant office/flex space available with community amenities that include an inviting lobby, workout facility, volleyball court, and outdoor areas. On-site management ensures your needs are met promptly. Close to bike paths, trails, restaurants, and breweries, this space combines functionality with lifestyle.

Property Website: boulderoffice.com

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

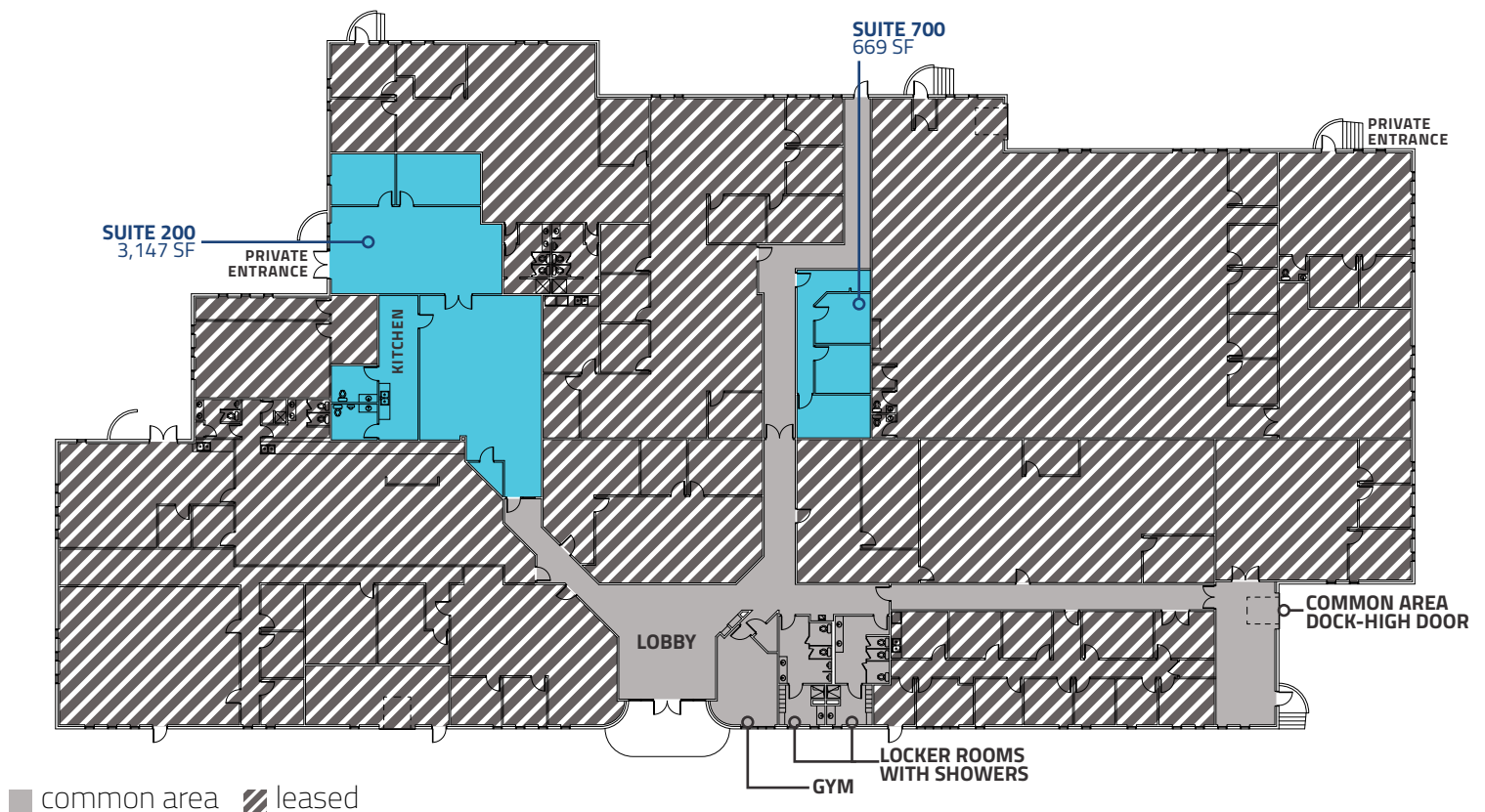
TERMS

Suite 200:	3,147 SF
Suite 700:	669 SF
First Year Lease Rate:	\$16.00 / SF / NNN
Expenses:	\$9.34 / SF (Est. 2025)

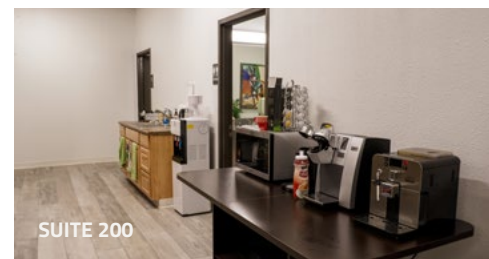
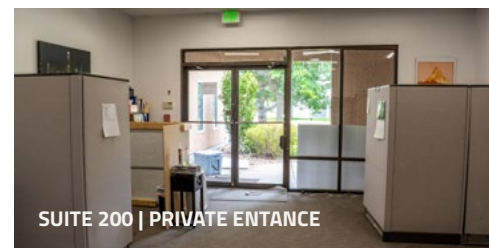
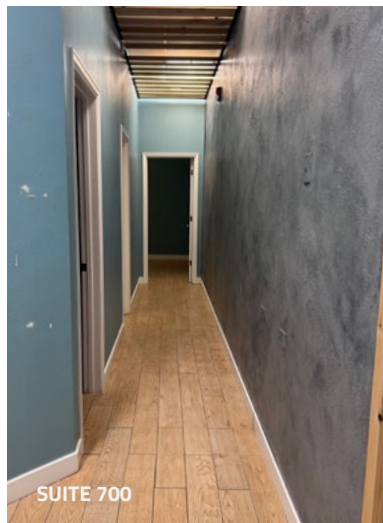
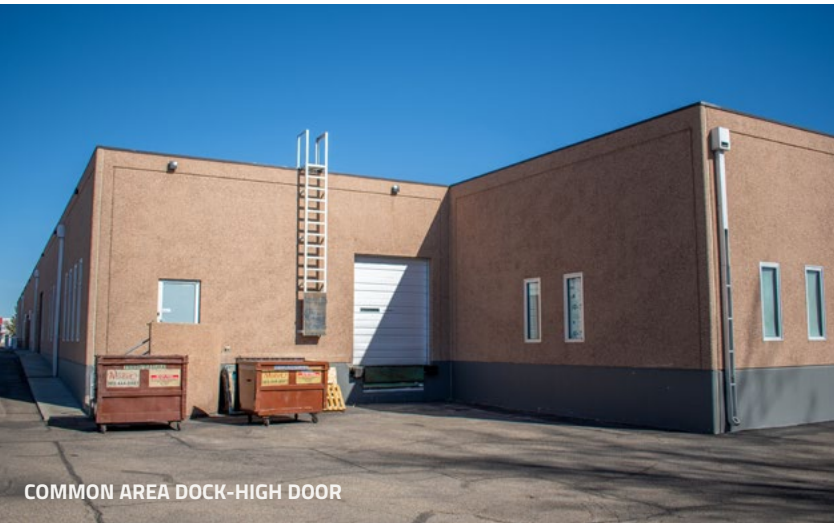
PROPERTY FEATURES

- Inviting lobby
- On-site workout facility
- On-site showers and locker rooms
- Outdoor areas
- Volleyball Court
- Dedicated on-site management for prompt assistance
- Convenient Gunbarrel location with easy access to Boulder, Niwot, and Longmont
- Proximity to bike paths and trails
- Part of the well-maintained and popular Twin Lakes Business Park
- Close to public transportation with easy access to the Diagonal Highway
- Walking distance to local gems like Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants, and fitness studios

FLOOR PLAN



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.



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.



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

DEAN CALLAN

& COMPANY INC

CHRISTIAN SMITH

Senior Broker Associate

720.530.0174

christian@deancallan.com

CRAIG DAVID

Broker Associate

720.614.5954

craig@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com



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.