

## PRICE IMPROVEMENT!



\*Brokerage commissions are paid on full rent paying term.



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## 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](http://boulderoffice.com)**

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

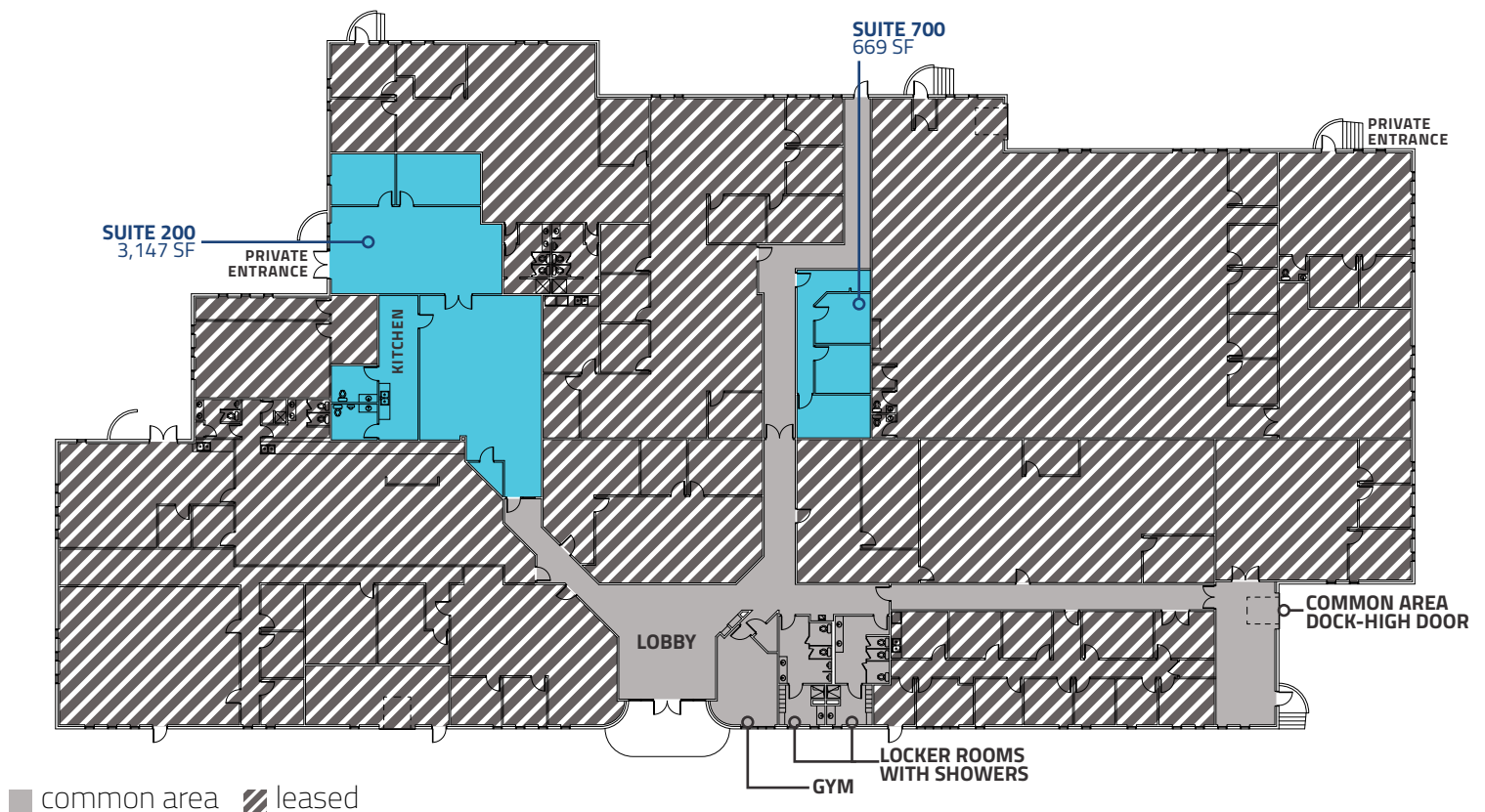
## TERMS

Suite 200:	3,147 SF
Suite 700:	669 SF
First Year Lease Rate:	\$14.75 / SF / NNN
Expenses:	\$9.34 / SF (Est. 2025)

## PROPERTY FEATURES

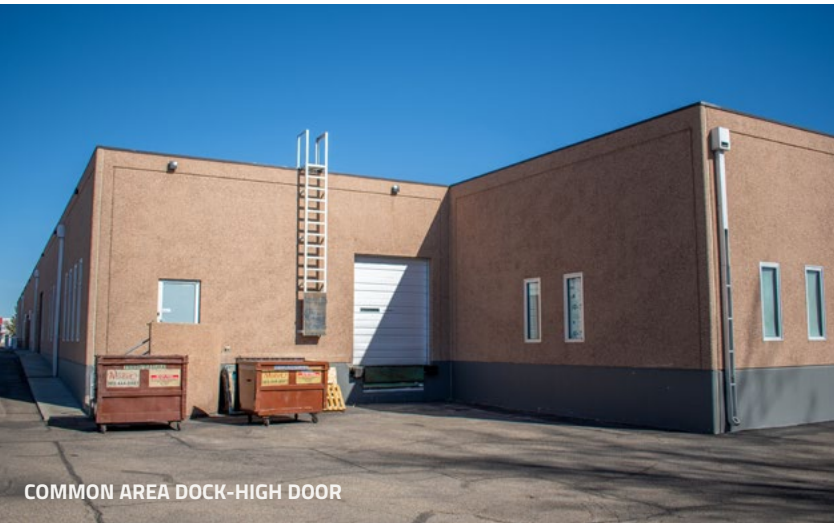
- Inviting lobby
- On-site workout facility
- On-site showers and locker rooms
- Outdoor areas
- Volleyball Court
- Dedicated on-site management for prompt assistance
- Convenient Gunbarrel location with easy access to Boulder, Niwot, and Longmont
- Proximity to bike paths and trails
- Part of the well-maintained 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.





COMMON AREA DOCK-HIGH DOOR



COMMON AREA LOADING



LOBBY



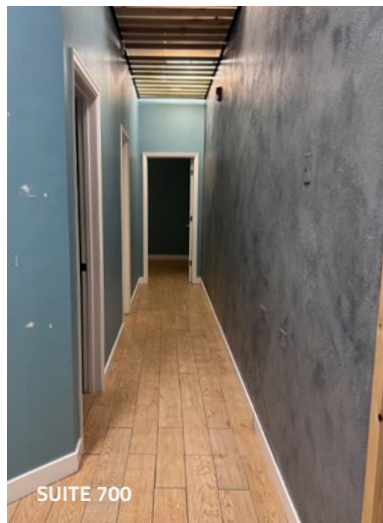
GYM



VOLLEYBALL COURT



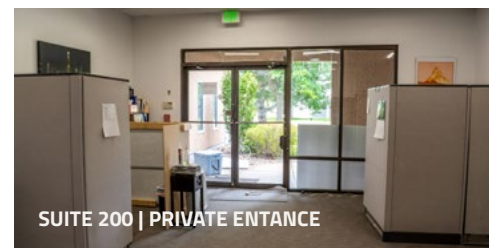
SUITE 700



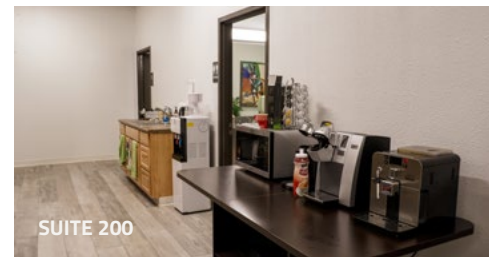
SUITE 700



SUITE 700



SUITE 200 | PRIVATE ENTANCE



SUITE 200

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