

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



*Brokerage commissions are paid on full rent paying term.



**DEAN CALLAN
& COMPANY INC**

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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.

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

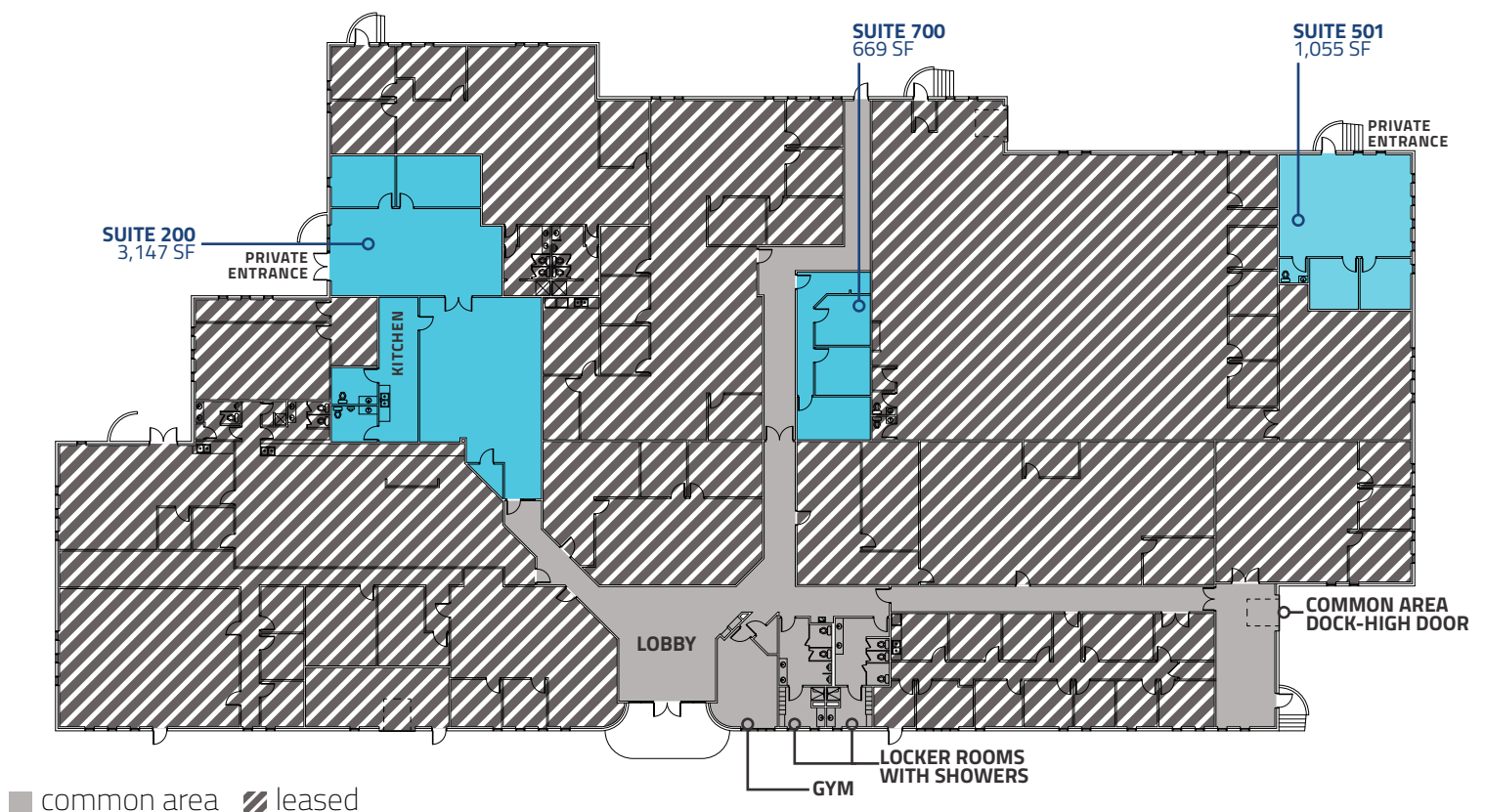
TERMS

Suite 200:	3,147 SF
Suite 501:	1,055 SF
Suite 700:	669 SF
First Year Lease Rate:	\$16.00 / SF / NNN
Expenses:	\$8.90 / SF (Est. 2024)

PROPERTY FEATURES

- Inviting lobby
- On-site workout facility and volleyball court
- Outdoor areas
- Dedicated on-site management for prompt assistance
- Convenient Gunbarrel location with easy access to Boulder, Niwot, and Longmont
- Close proximity to bike paths and trails
- On-site showers and locker rooms
- Located near restaurants and breweries for dining options
- 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
- Volleyball Court

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



GYM



SUITE 501 | PRIVATE ENTANCE



SUITE 501



LOBBY



SUITE 501



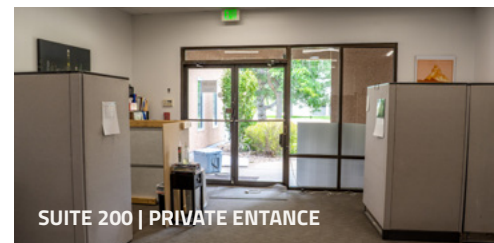
SUITE 700



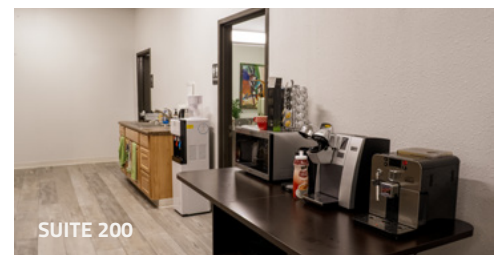
SUITE 700



SUITE 700



SUITE 200 | PRIVATE ENTANCE



SUITE 200

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