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DEAN CALLAN & COMPANY, INC.

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RETAIL/FLEX/R&D SPACE FOR LEASE

WALNUT BUSINESS CENTER BOULDER, COLORADO 80301

This distinctive property accommodates both retail and flex/R&D

users. The available units feature adaptable warehouse space, offering an ideal blend for diverse business requirements. Situated in Central Boulder for convenient commuting, employees can easily access major thoroughfares and enjoy proximity to attractions like the 29th Street Mall and Downtown Boulder.

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



TERMS

3251 Walnut Street: 4,800 SF | \$16.00 / SF / NNN

1965 33rd Street, Unit B: 3,360 SF | \$14.00 / SF / NNN

Expenses: \$6.75 / SF + Utilities and Trash (Est. 2024)

FEATURES

- Versatile retail and flex/R&D spaces available
- Flexible warehouse layouts to meet diverse business needs
- Prime location in Central Boulder
- Convenient access to major thoroughfares
- Proximity to popular attractions, including the 29th Street Mall
- Suitable for a range of business types and operations

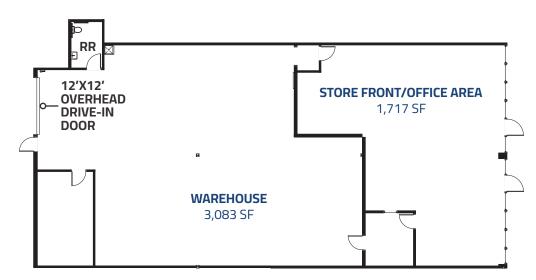


3251 WALNUT STREET - VIRTUAL TOUR https://youtu.be/a2jhk3_Rvxo





3251 WALNUT STREET - FLOOR PLAN



Size: 4,800 SF

Lease Rate: \$16.00 / SF / NNN

Expenses: \$6.75 / SF + Utilities and Trash

(Est. 2024)

FEATURES

- This space offers a large brightly lit store front/office space.
- Roughly 64% of the available space is warehouse with a 12'x12' overhead drive-in loading door.
- One private restroom
- Available: Now



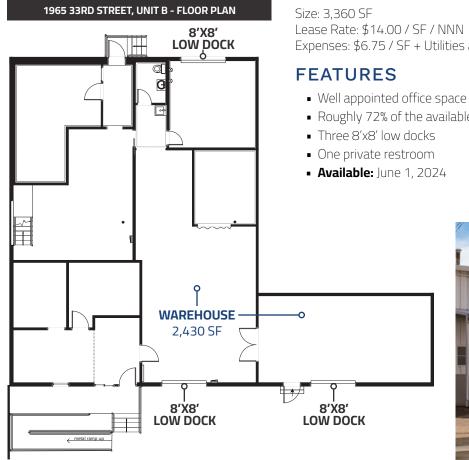
Virtual Tour https://youtu.be/a2jhk3_Rvxo











Expenses: \$6.75 / SF + Utilities and Trash (Est. 2024)

- Roughly 72% of the available space is warehouse















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