



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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OFFICE SPACE FOR LEASE INCLUDES EXISTING INFRASTRUCTURE FOR MEDICAL USES

**2919 VALMONT ROAD
BOULDER, COLORADO 80301**

Welcome to this prime 1st-floor office space available for lease. Formerly a dental suite, this versatile area can easily be adapted to suit general or medical office needs. Enjoy the perks of well-maintained common areas, including a welcoming lobby and convenient restroom facilities. Plus, take advantage of the added amenities such as a tennis court and ample on-site surface parking, all nestled in a central Boulder location with seamless access to major thoroughfares like Foothills Parkway and Highways 36 and 119.

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

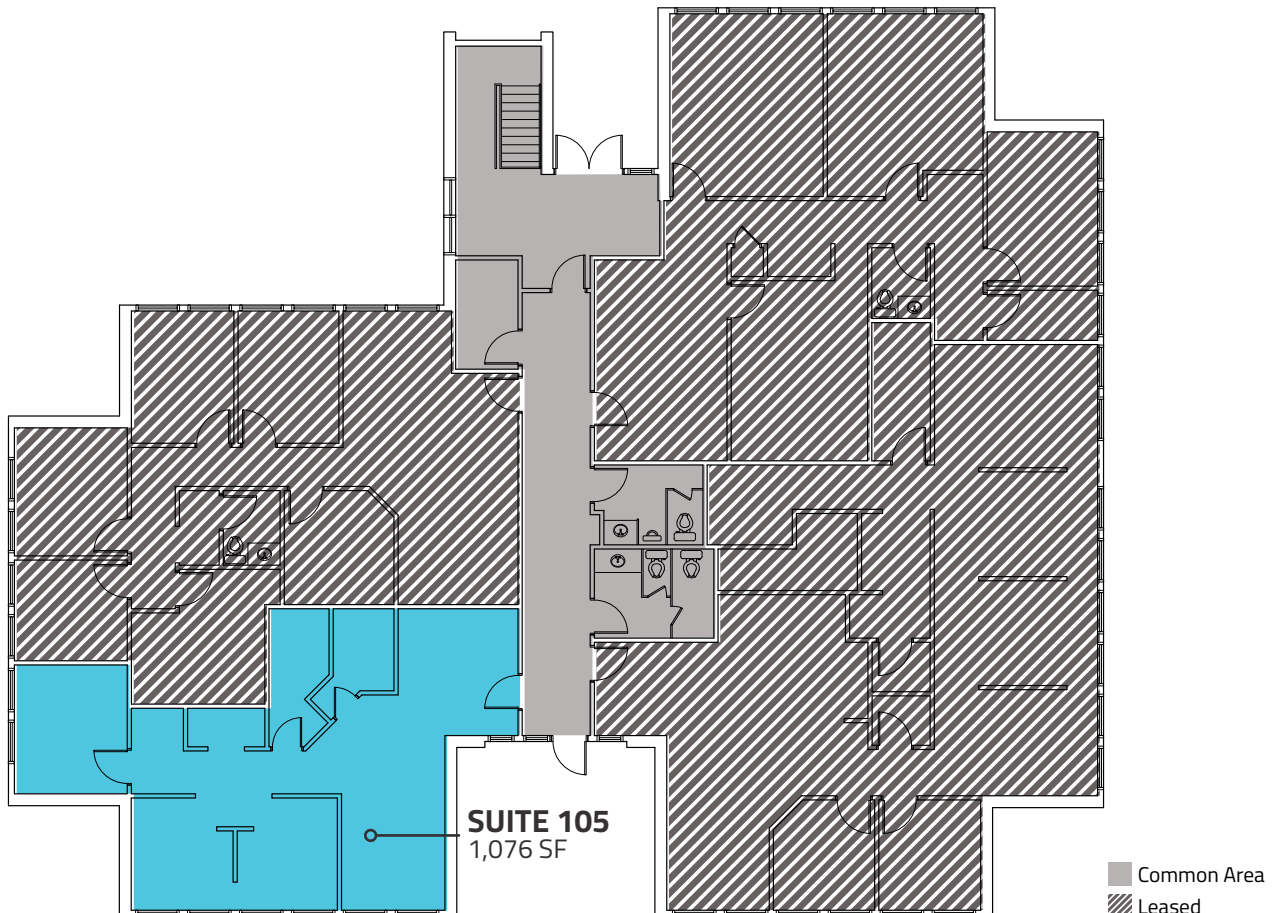
TERMS

Suite 105:	1,076 SF
Lease Rate:	\$17.50 / SF / NNN
Expenses:	\$14.08 / SF (Est. 2024)
Available:	Now

PROPERTY FEATURES

- 1st-floor office space for lease
- Formerly built out as a dental suite but may be converted to a general, medical office space, or personal service uses
- Existing infrastructure to accommodate a new medical user
- Well-maintained common area lobby and restrooms
- Access to tennis courts
- Free on-site surface parking
- A convenient central Boulder location with easy access to Foothills Parkway and Highways 36 and 119

1ST FLOOR



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.



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