

**UNOBSTRUCTED FLATIRON VIEWS!**

## DEAN CALLAN & COMPANY INC

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## PENTHOUSE OFFICE SPACE FOR LEASE

3002 BLUFF STREET, SUITE 300  
BOULDER, COLORADO 80301

**Sophisticated office condo for lease at 3002 Bluff Street, Boulder, CO.**

This third-floor office condo offers an open layout, three private offices, a large conference room, a convenient kitchenette, and a spacious deck for inspiration breaks complemented by breathtaking Flatirons views. Enjoy direct and secure elevator access for added convenience and the luxury of two reserved underground parking spaces. Nestled in a mixed-use Commercial/Residential community, this space combines urban vibrancy with the tranquility of nearby nature, including Whole Foods, restaurants, shopping, coffee, trails, and bike paths.

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

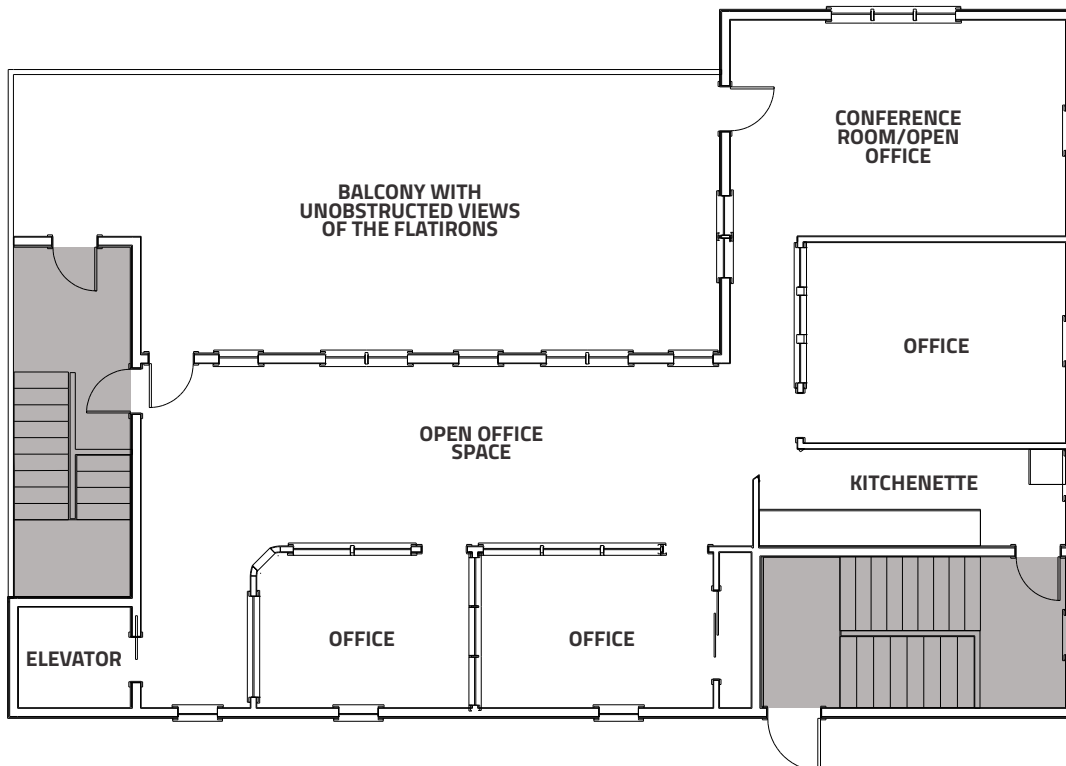
## TERMS

|             |   |
|-------------|---|
| Suite 300:  | 1,259 SF  |
| Lease Rate: | Negotiable  |
| Expenses:   | \$15.00 / SF (Est. 2024)  |
| Parking:    | 2 Reserved Covered Spaces, Plus Unrestricted Unreserved Steel Yards Parking |

## PROPERTY FEATURES

- Unobstructed Flatirons views from the third floor
- Open floor plan for versatile use
- Large deck space for relaxation and outdoor meetings
- Three private offices
- Spacious conference room
- Convenient kitchenette with hookups for water access
- Direct elevator access for ease and accessibility
- Two reserved covered spaces, plus unrestricted unreserved Steel Yards parking
- Located in a mixed-use Commercial/Residential community
- Walking distance to Twenty Ninth Street Outdoor Mall, popular restaurants, Whole Foods, and Boulder Junction transit center
- Access to nearby trails and bike paths for a balanced work-life environment.

### 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.





DIRECT ELEVATOR ACCESS



OPEN OFFICE AREA



PRIVATE OFFICE



PRIVATE OFFICE



PRIVATE OFFICE/CONFERENCE ROOM



KITCHENETTE

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SOPHISTICATED OFFICE CONDO



OPEN OFFICE AREA



PRIVATE BALCONY



PRIVATE BALCONY WITH UNOBSTRUCTED VIEWS OF THE FLATIRONS

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