



BECKY GAMBLE
CEO
303.945.2012
BGAMBLE@DEANCALLAN.COM

BEAU GAMBLE
PRESIDENT
303.945.2028
BEAUGAMBLE@DEANCALLAN.COM

KEVIN NELSON
MANAGING BROKER
720.464.3950
KNELSON@DEANCALLAN.COM

DEAN CALLAN & COMPANY, INC.
1510 28TH STREET, SUITE 200
BOULDER, COLORADO 80303
303.449.1420 | WWW.DEANCALLAN.COM

OFFICE/FLEX BUILDING FOR LEASE

4740 WALNUT STREET
BOULDER, COLORADO 80301

Explore limitless possibilities at 4740 Walnut Street, Boulder, CO, where a full building user opportunity is available for lease in the Tierra Business Center. Tailored for creative offices, light manufacturing, life science, and R&D users, the space features open offices, conference rooms, private offices, a welcoming reception area, and locker rooms with showers. Nestled in the tranquil Tierra Business Center, it offers mature landscaping, proximity to shops and restaurants, and seamless access to the adjacent Boulder Creek path. As part of a major tech hub in Central Boulder, it boasts unobstructed flatiron views, a quick drive to the 29th Street Mall, easy access to the Boulder Creek bike path, and a convenient 10-minute commute anywhere in Boulder. Perfect for your versatile business needs.

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

TERMS

Space Available:

Full Building: 32,877 SF

Lease Rate:

Negotiable

Expenses:

\$11.25 / SF (Est. 2025)

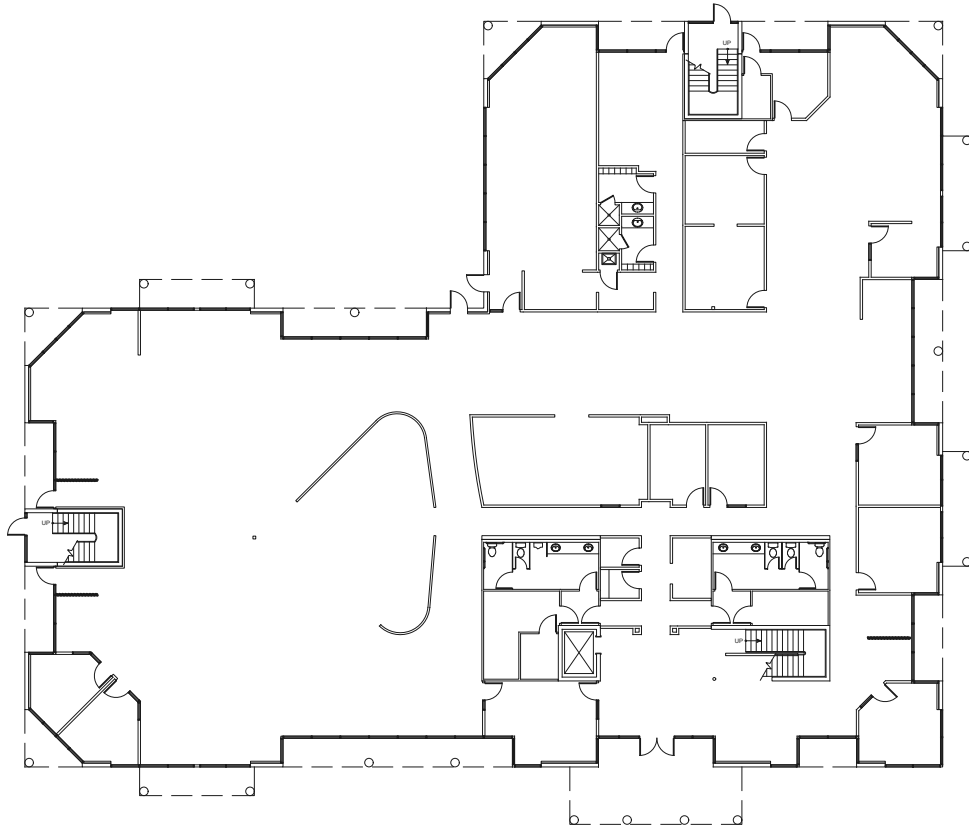


PROPERTY FEATURES

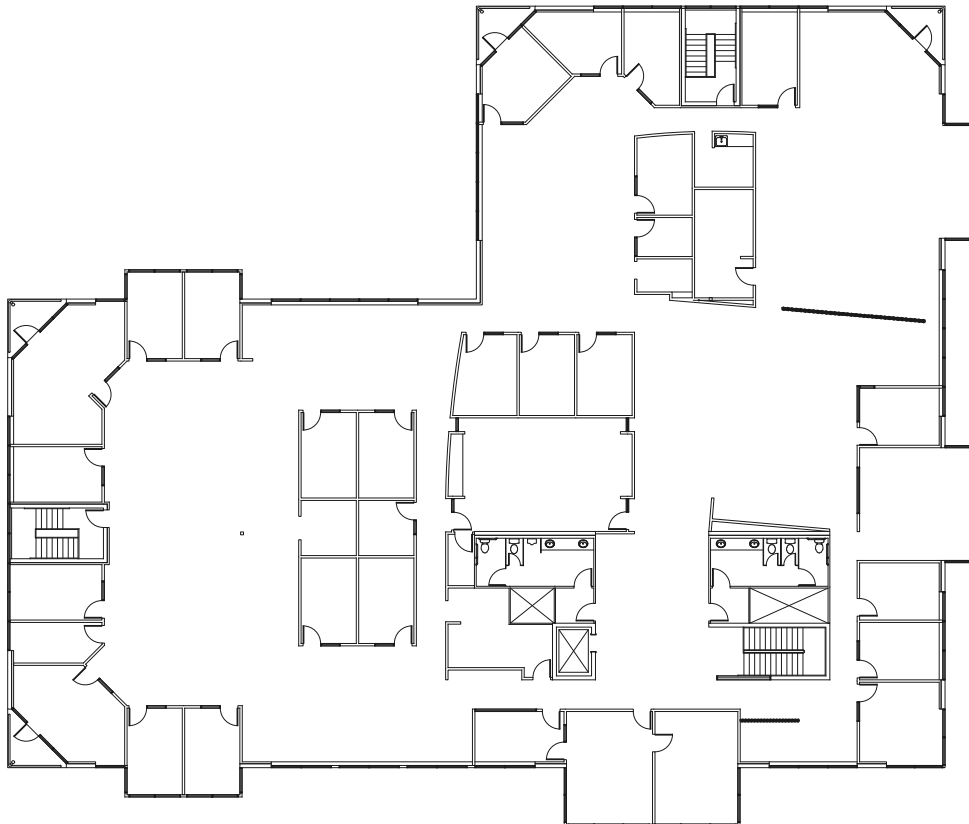
- Full building user opportunity
- Flexible floor plan accommodating creative office, light manufacturing, life science, and R&D users
- The space includes large open office areas, conference rooms, private offices, a reception area, and locker rooms with showers
- Located within the serene Tierra Business Center in central Boulder
- Mature landscaping and nearby shops and restaurants enhance the work environment
- Seamless access to the Boulder Creek path for a refreshing escape
- Part of a major tech hub in Central Boulder, east of Foothills Parkway
- Unobstructed views of the flatirons provide an inspiring backdrop
- Quick drive to the bustling 29th Street Mall
- Easy access to the Boulder Creek bike path
- A convenient 10-minute commute to anywhere in Boulder, whether by bike or vehicle
- Close proximity to Boulder Community Health

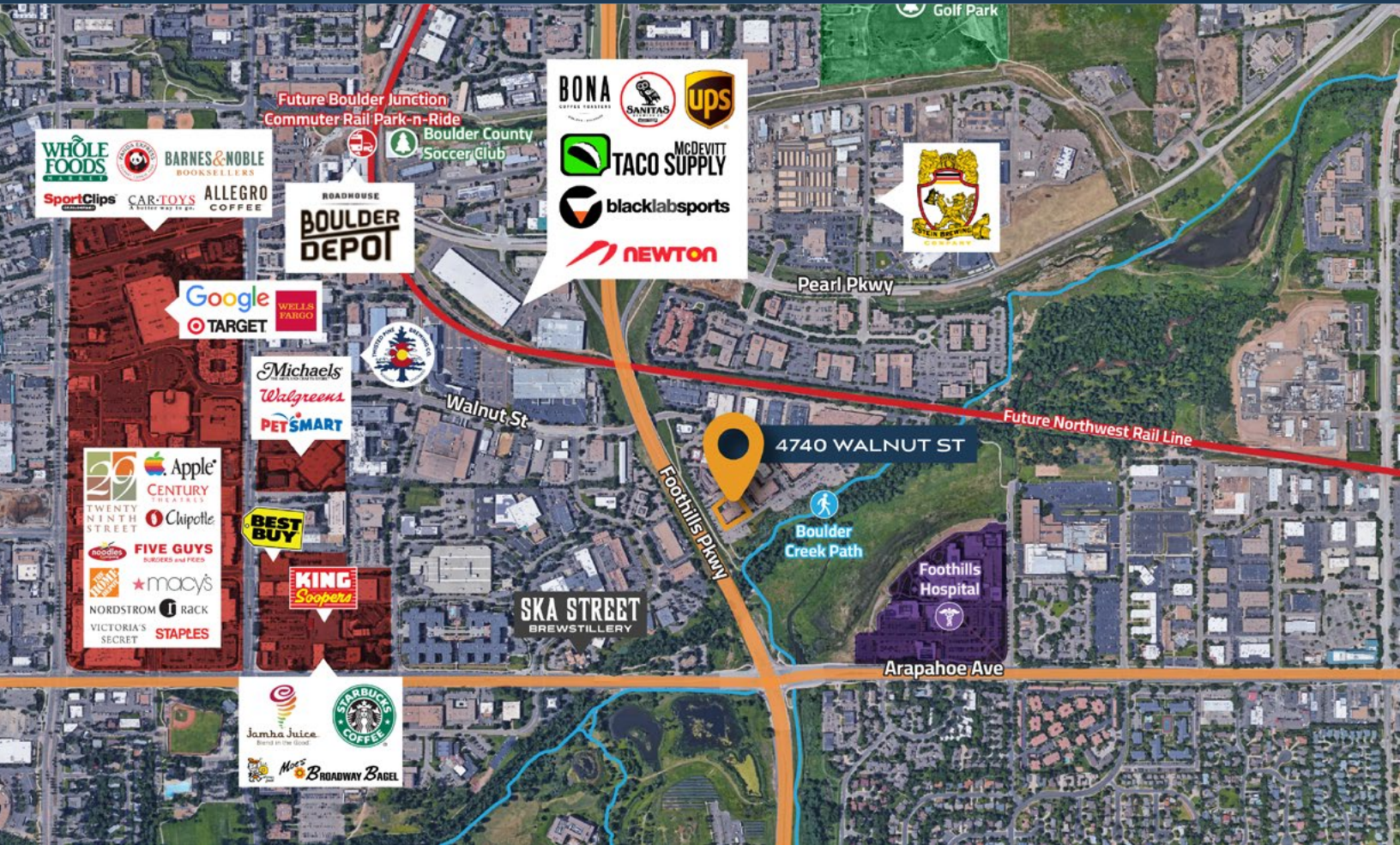


1ST FLOOR



2ND FLOOR





DEAN CALLAN & COMPANY INC

BECKY GAMBLE
CEO
303.945.2012
BGAMBLE@DEANCALLAN.COM

BEAU GAMBLE
PRESIDENT
303.945.2028
BEAUGAMBLE@DEANCALLAN.COM

KEVIN NELSON
MANAGING BROKER
720.464.3950
KNELSON@DEANCALLAN.COM

DEAN CALLAN & COMPANY, INC.
1510 28TH STREET, SUITE 200
BOULDER, COLORADO 80303
303.449.1420 | WWW.DEANCALLAN.COM

OFFICE/FLEX BUILDING FOR LEASE

4740 WALNUT STREET
BOULDER, COLORADO 80301

