



**DEAN CALLAN**

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**DEAN CALLAN & COMPANY, INC.**

1510 28TH STREET, SUITE 200  
BOULDER, COLORADO 80303  
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## OFFICE/FLEX SPACE FOR LEASE

4750 WALNUT STREET  
BOULDER, COLORADO 80301

Explore limitless possibilities at 4750 Walnut Street, Boulder, CO, where an entire office/flex building 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:

Suite 100: 11,896 SF    Suite 200: 15,302 SF  
Suite 110: 7,534 SF    Suite 205: 10,938 SF

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### Lease Rate:

Negotiable

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### Expenses:

\$10.89 / SF (Est. 2025)



## PROPERTY FEATURES

- First and second floor office/flex spaces available for lease
- Flexible floor plan accommodating creative office, light manufacturing, life science, and R&D users
- 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
- Convenient 10-minute commute to anywhere in Boulder, whether by bike or vehicle
- Close proximity to Boulder Community Health



1ST FLOOR

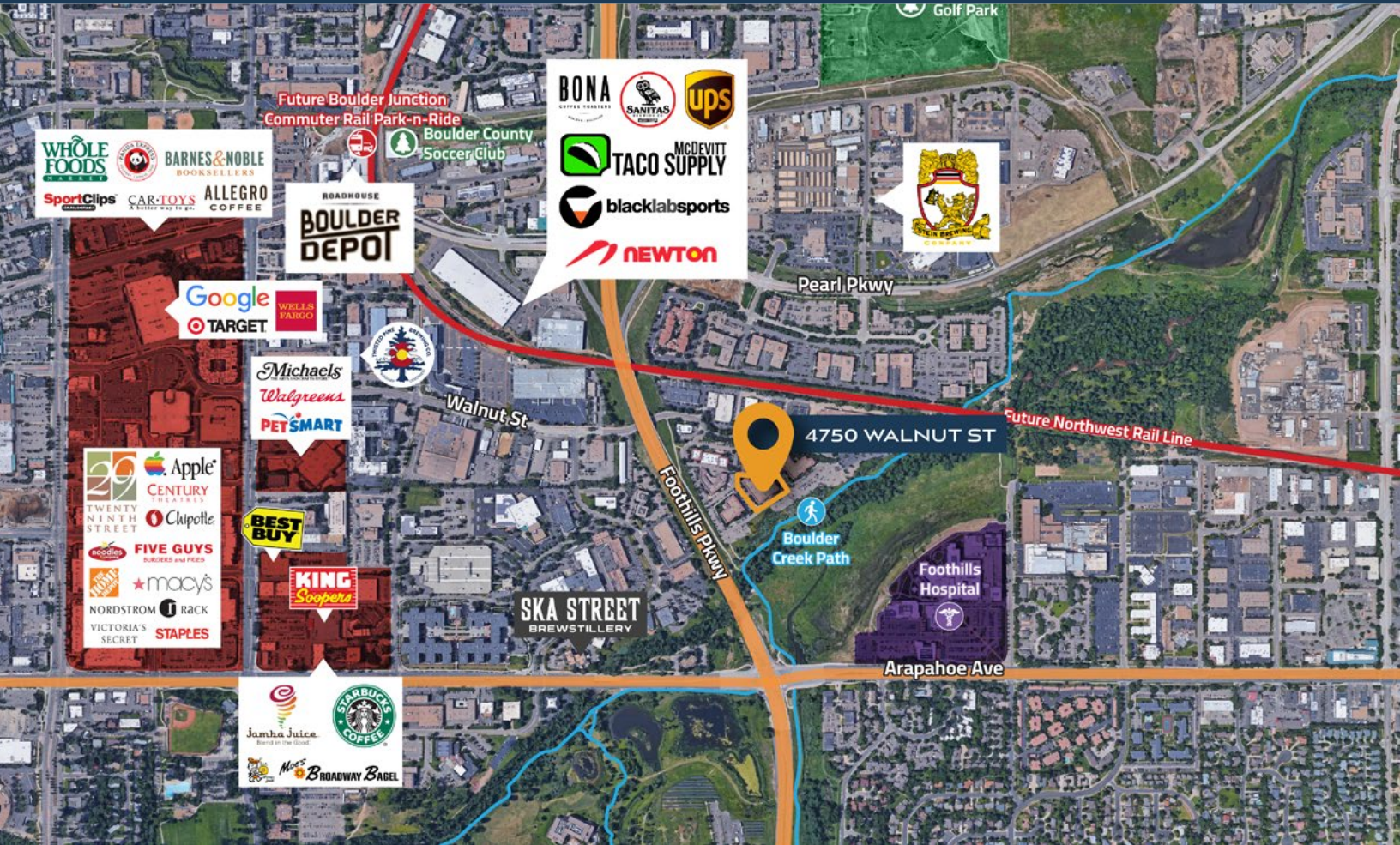


2ND FLOOR



 common area  
 leased

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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