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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

4772 WALNUT STREET
BOULDER, COLORADO 80301

Discover the epitome of versatility at 4772 Walnut Street, where office/flex spaces on both the first and second floors are available for lease. The flexible floor plans cater to a spectrum of needs, providing an ideal environment for creative offices, light manufacturing, life science, and R&D users. As part of a thriving tech hub in Central Boulder, Tierra Business Center offers a tranquil yet connected atmosphere with unobstructed views of the flatirons and swift access to the adjacent Boulder Creek bike path. A quick drive brings you to the vibrant 29th Street Mall, ensuring that everything Boulder has to offer is within easy reach. Whether by bike or vehicle, enjoy a quick 10-minute commute to anywhere in Boulder from this distinctive business center.

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

TERMS

Space Available:

Suite 100: 21,480 SF Suite 206: 16,353 SF

Suite 200: 3,352 SF

Suite 201: 5,400 SF

Lease Rate:

Negotiable

Expenses:

\$11.09 / SF (Est. 2024)



PROPERTY FEATURES

- First and second floor office/flex spaces available for lease
- Flexible floor plans 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



SUITE 100
21,480 SF

2ND FLOOR

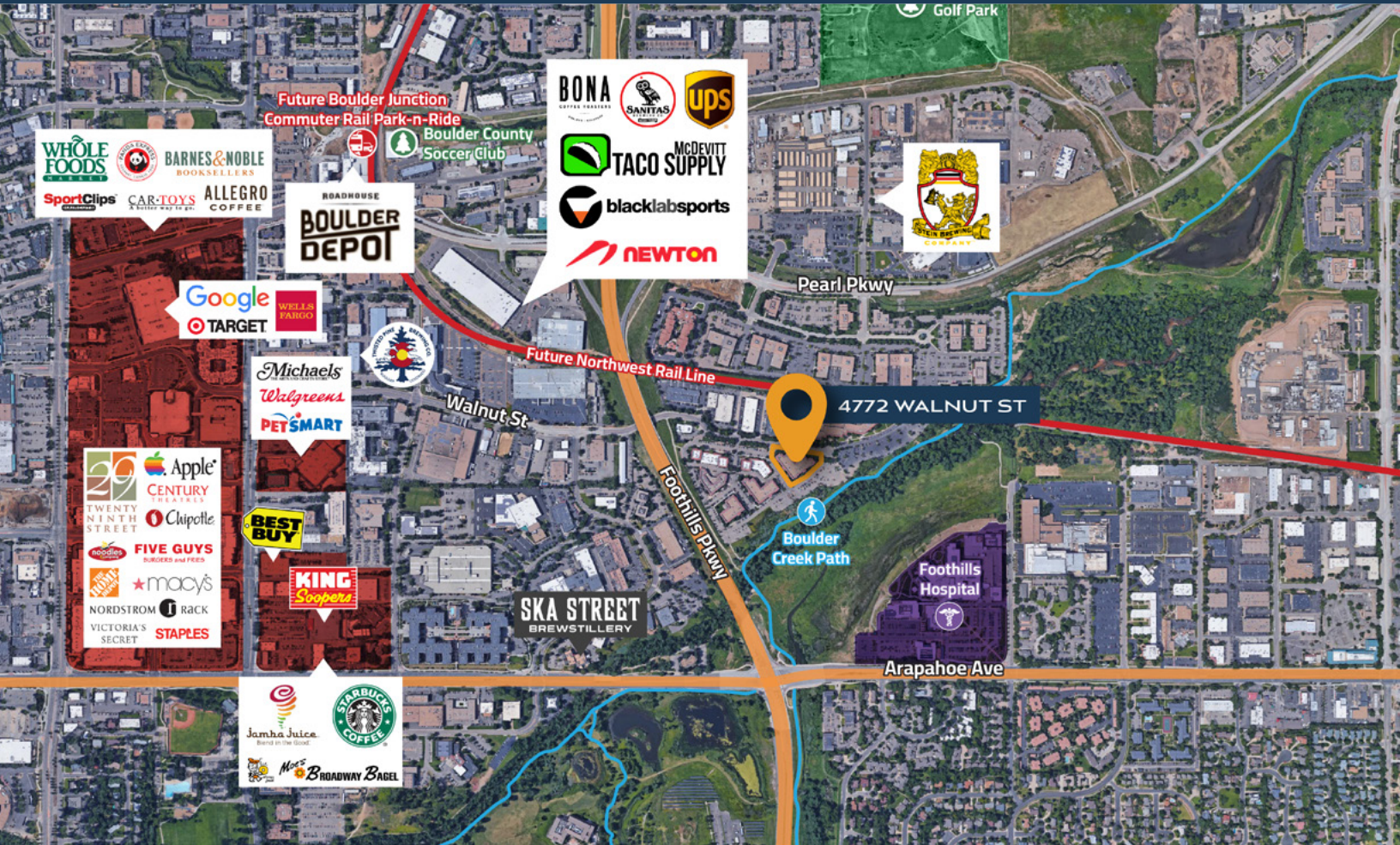


SUITE 201
5,400 SF

SUITE 200
3,352 SF

SUITE 206
16,353 SF

■ common area
▨ leased



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