



## DEAN CALLAN & COMPANY INC

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**DEAN CALLAN & COMPANY, INC.**  
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# FULLY FURNISHED PLUG-N-PLAY OFFICE SPACE FOR SUBLEASE

**WATER STREET  
2595 CANYON BOULEVARD  
BOULDER, COLORADO 80302**

Discover your ideal workspace at 2595 Canyon Blvd, Suite 330, Boulder, CO—a 3rd-floor, fully furnished, plug-n-play corner suite now available for sublease. Designed for efficiency and comfort, this highly functional suite features 5 private offices, a spacious open office area, 2 phone rooms, a production room, a conference room, a welcoming reception area, and a modern kitchen. With sleek, contemporary finishes and access to common area restrooms, this turnkey office is ready for your team to move in and thrive. Available now—don't miss this opportunity to elevate your business in the heart of Boulder!

[Call us for more information and to set up a tour.](#)

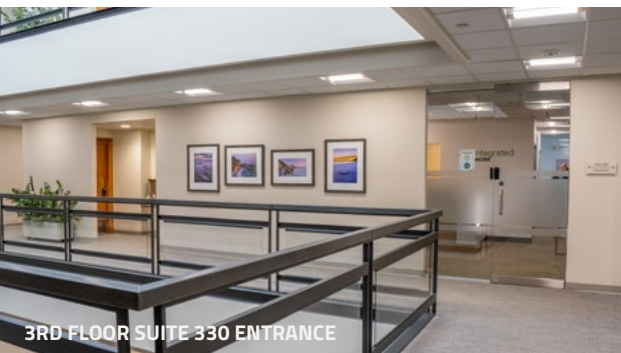
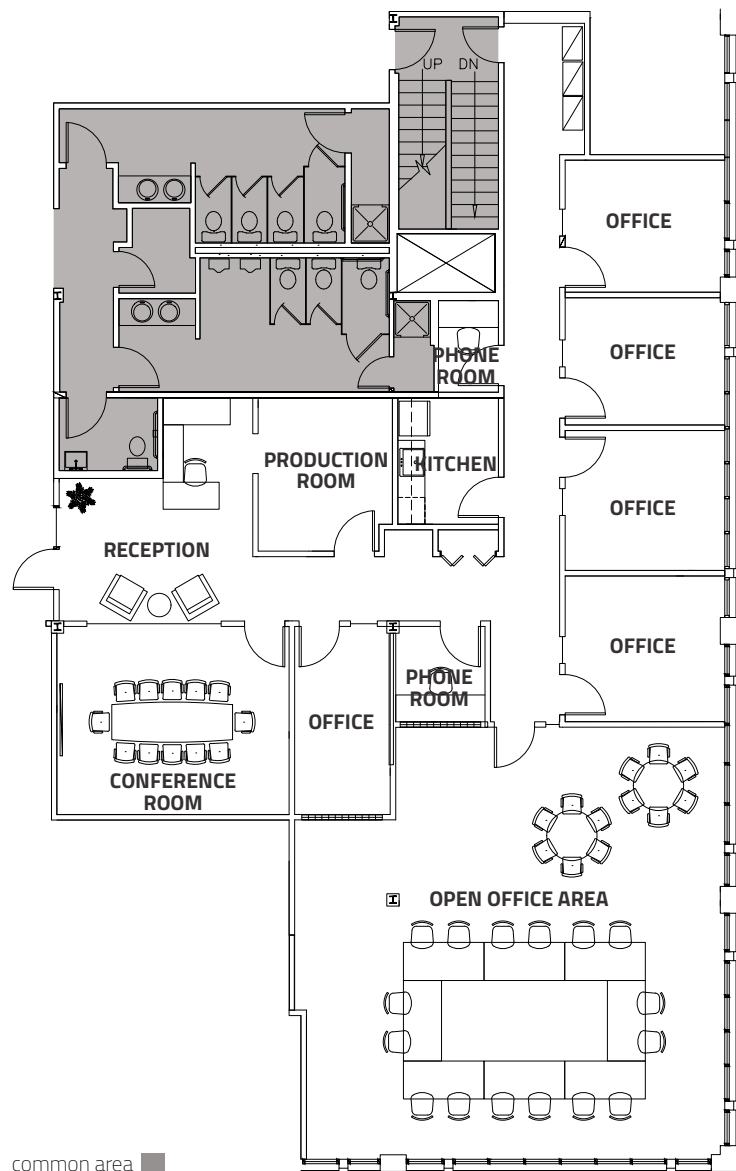
## TERMS

|                |  |
|----------------|--|
| Suite 330:     | 3,215 SF   |
| Lease Rate:    | Negotiable   |
| Sublease Term: | Thru May 31, 2027  |
| Available:     | Now  |
| Parking:       | 8 designated parking spaces: 3 covered spaces in the subterranean parking structure \$150/mo/ea., PLUS 5 surface spaces free of charge |

## PROPERTY FEATURES

- 3rd-floor, fully furnished, plug-n-play office space
- Highly functional layout with modern finishes
- 5 private offices
- Large open office area
- 2 phone rooms
- Dedicated production room
- Conference room
- Welcoming reception area
- Fully equipped kitchen
- Access to common area restrooms
- 8 designated parking spaces: 3 covered spaces in the subterranean parking structure \$150/mo/ea., PLUS 5 surface spaces free of charge
- Available immediately—move in ready!

### FLOOR PLAN



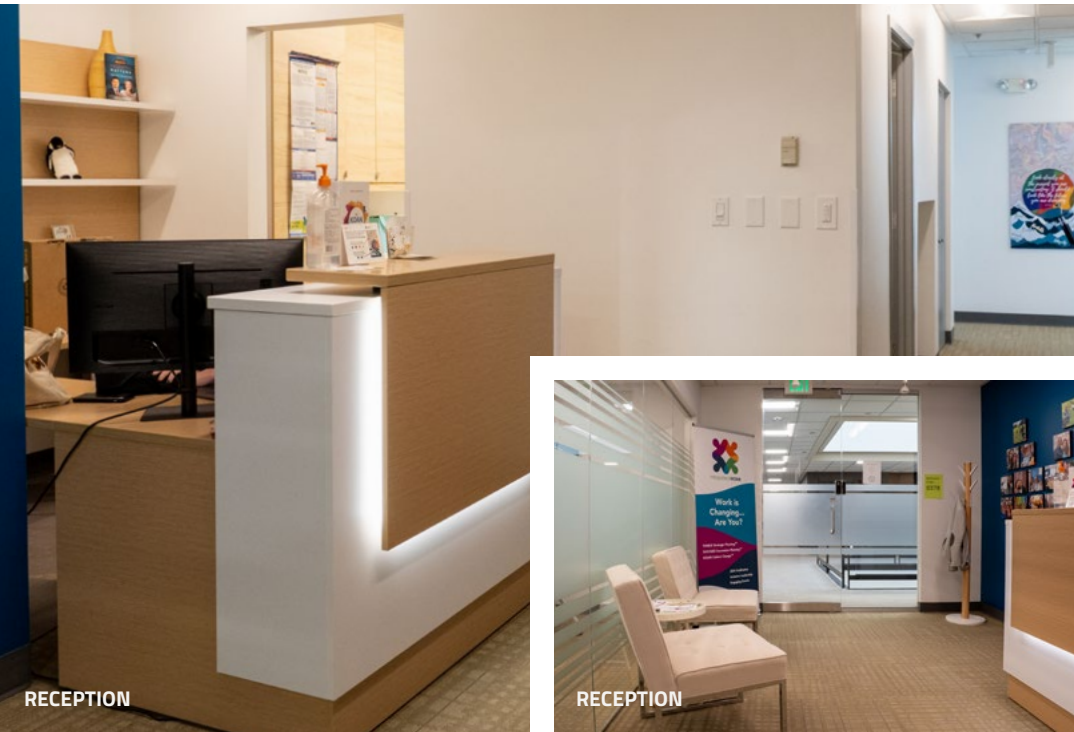
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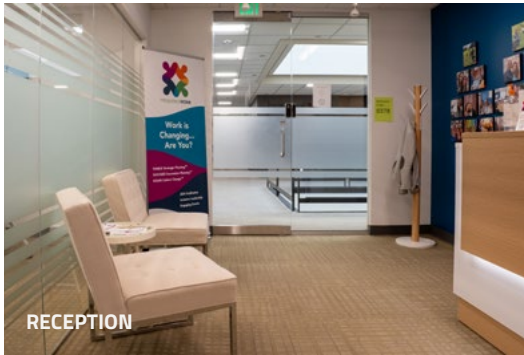
LOBBY



LOBBY



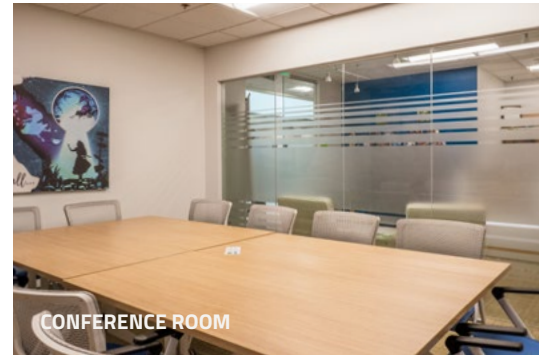
RECEPTION



RECEPTION



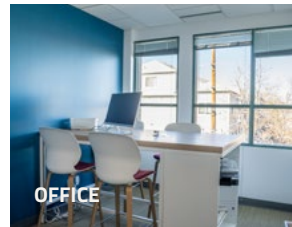
PRODUCTION ROOM



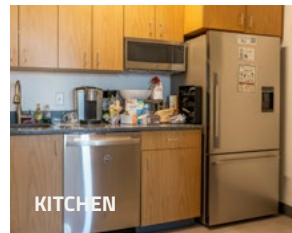
CONFERENCE ROOM



OPEN OFFICE AREA



OFFICE

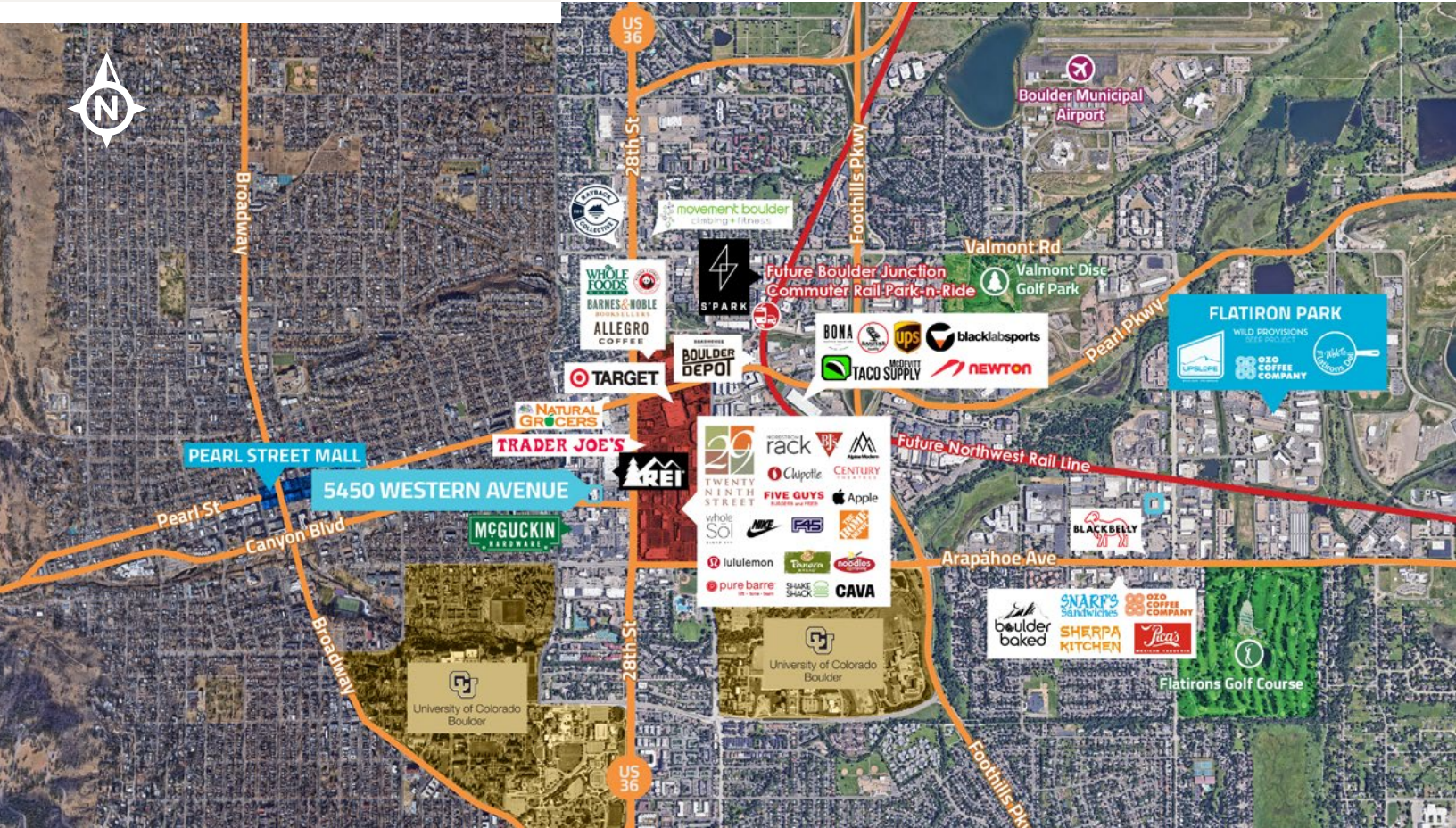


KITCHEN



OFFICE

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