



## DEAN CALLAN & COMPANY INC

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**DEAN CALLAN & COMPANY, INC.**  
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# OFFICE SPACE FOR SUBLEASE

**4696 BROADWAY  
BOULDER, COLORADO 80304**

**A Prime NoBo location. Stunning views. Coffee and treats downstairs.** Discover this bright and functional second-floor office at 4696 Broadway in Boulder's vibrant NoBo Art District. This 805 sq ft suite offers three private offices, a welcoming reception area, plus shared kitchen, and restrooms. Enjoy stunning Flatiron views and easy RTD/bus access in a neighborhood buzzing with creative energy. With local favorite Spruce Confections and Proto's Pizza downstairs, this is where productivity meets inspiration. This versatile and functional 805 sq ft slice of Boulder brilliance won't be around forever – get in touch today!

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



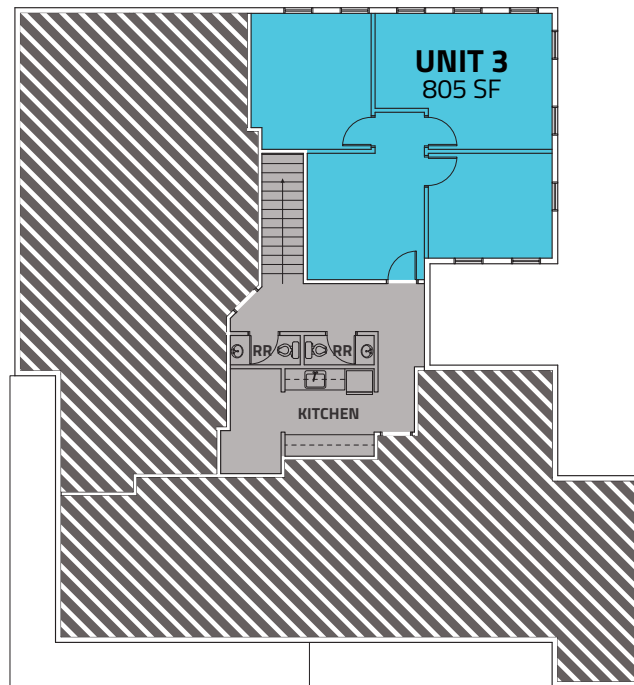
## TERMS

Suite 3:	805 SF
Base Rate:	\$27.00 / SF
Expenses:	\$13.72 / SF
Est. Monthly Gross Payment:	\$2,731.63
Available:	NOW
Term:	Thru July 31st, 2026 (Direct, longer-term deal with Landlord possible)

## PROPERTY FEATURES

- 805 SF second-floor office space in the vibrant NoBo Art District
- Layout includes three private offices and a welcoming reception area
- Most office furniture negotiable
- Shared access to common area kitchen and restrooms
- Stunning Flatiron mountain views from the suite
- Located in a thriving, community-focused arts district
- Easy access to RTD bus lines and major thoroughfares
- Steps away from Spruce Confections – perfect for a morning coffee or lunch break
- Ideal for creative professionals, small businesses, or wellness practitioners

### FLOOR PLAN



▨ leased    ■ common area



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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NoBo Art District is continuously evolving as an inclusive, grassroots, community-focused Arts organization that enthusiastically supports all who work in creative disciplines. They build community with artists, businesses and the North Boulder neighborhood.

<https://noboartdistrict.org/>



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