



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

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OFFICE SPACE FOR SUBLEASE

**4765 WALNUT STREET
BOULDER, COLORADO 80301**

Discover a beautifully renovated two-story office space at 4765 Walnut Street in the heart of Boulder, CO. Featuring 30 private offices, two kitchens/breakrooms, and an in-suite restroom, this thoughtfully designed space combines functionality with high-end finishes throughout. Flooded with natural light from skylights and a central glass atrium, the building offers a bright and welcoming work environment. Additional amenities include elevator access, common area showers and locker rooms, and I-G zoning to support a variety of business uses. Conveniently located near the Boulder Creek bike path and just minutes from the 29th Street Mall, this central location provides easy access to all that Boulder has to offer.

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

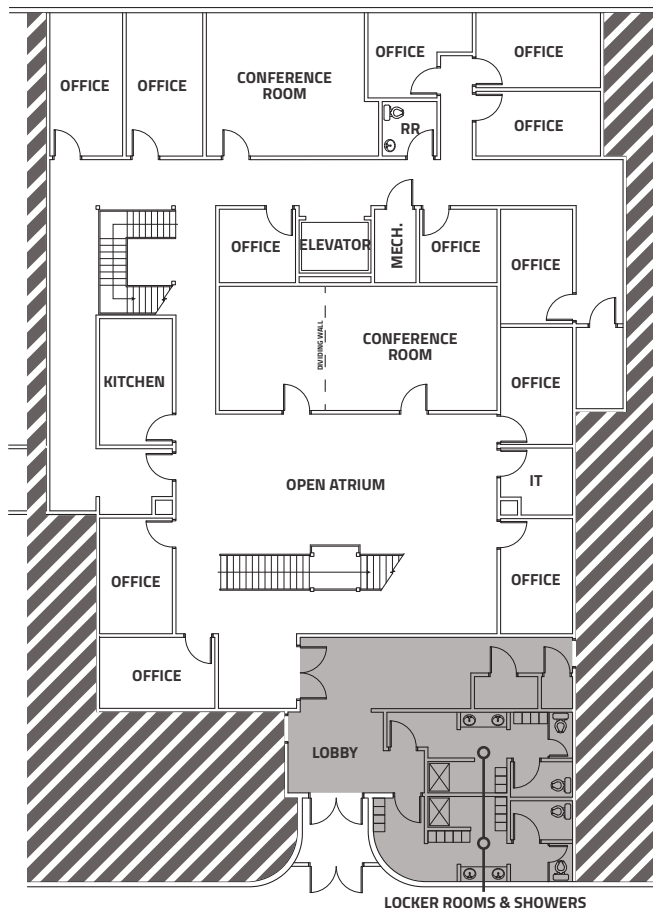
TERMS

Size:	9,627 SF
Lease Rate:	\$20.50 / SF / NNN
Expenses:	\$11.34/SF (Est. 2025)
Term:	Thru August 14th, 2026

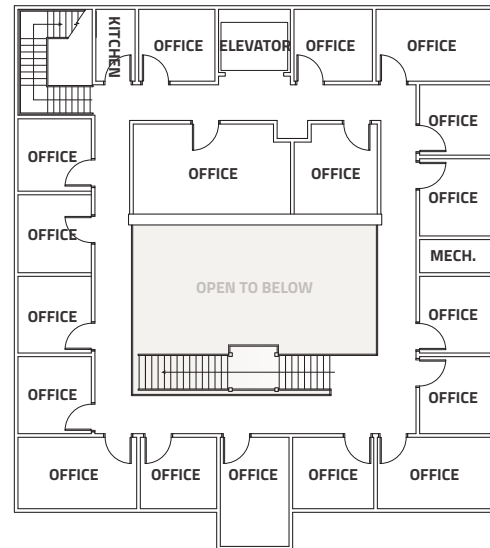
PROPERTY FEATURES

- Modern two-story office space with updated high-end finishes
- 30 private offices offering privacy and functionality
- In-suite restroom for added convenience
- Two well-appointed kitchens/breakrooms for employees and guests
- Renovated in 2019 with stylish, professional design
- Elevator access to both levels
- I-G zoning accommodates a variety of business uses
- Abundant natural light through skylights and a central glass atrium
- Access to shared showers and locker room facilities
- Prime central Boulder location
- Steps from the Boulder Creek bike path and minutes from 29th Street Mall
- Easily accessible — just 10 minutes from anywhere in Boulder by bike or car

FLOOR PLAN



2ND FLOOR

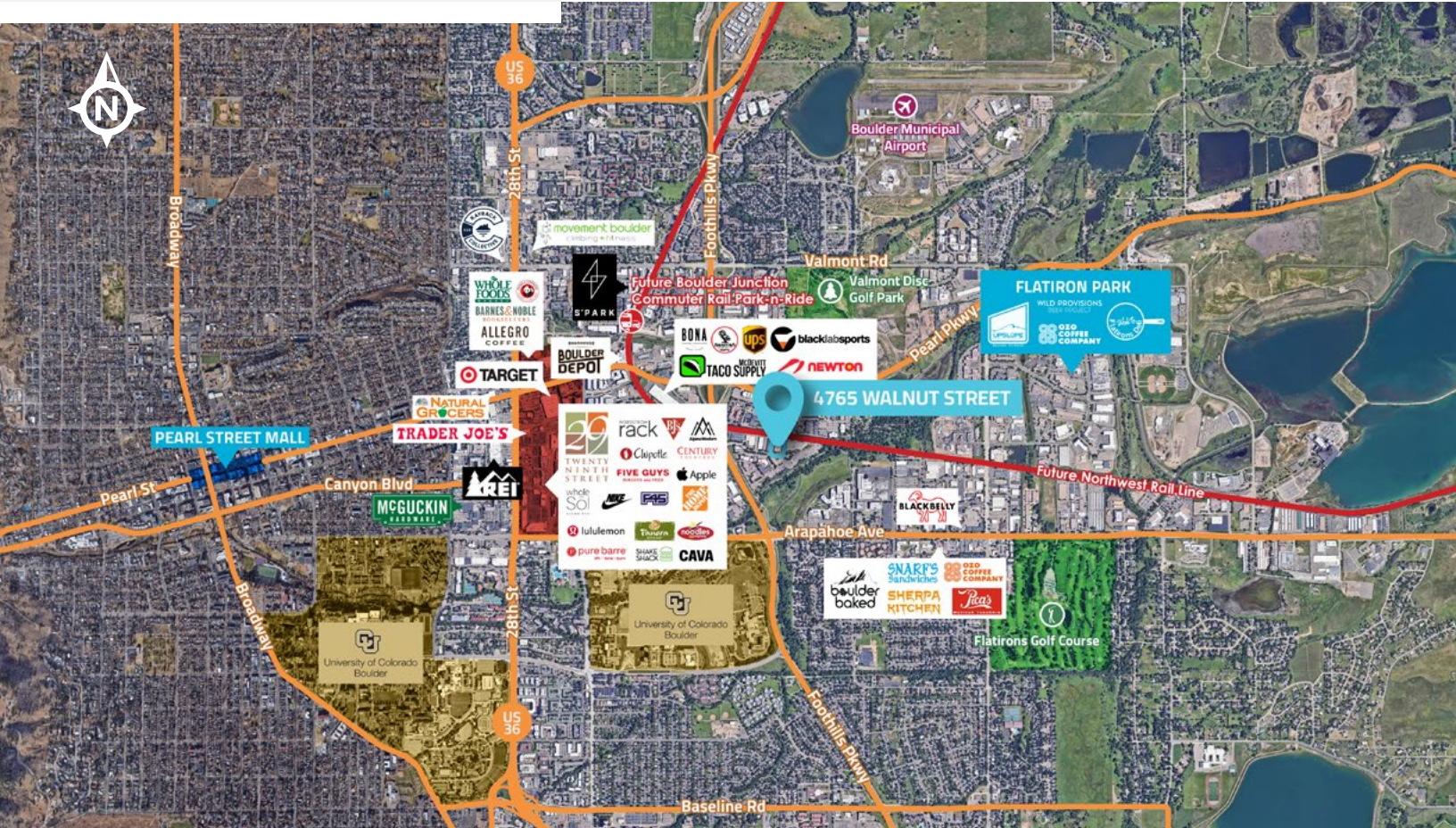


■ Common Area ▨ Leased

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