

HIGH-TECH OFFICE SPACE FOR LEASE

4775 Walnut Street,
Boulder, Colorado 80301



SUITE 102

SIZE 19,468 RSF

LEASE RATE \$19.00 / RSF / NNN

SUITE 104

SIZE 8,499 RSF

LEASE RATE \$22.00 / RSF / NNN

SUITE 220

SIZE 4,721 RSF

LEASE RATE \$18.00 / RSF / NNN

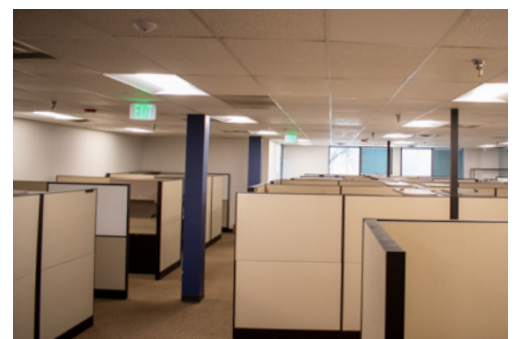
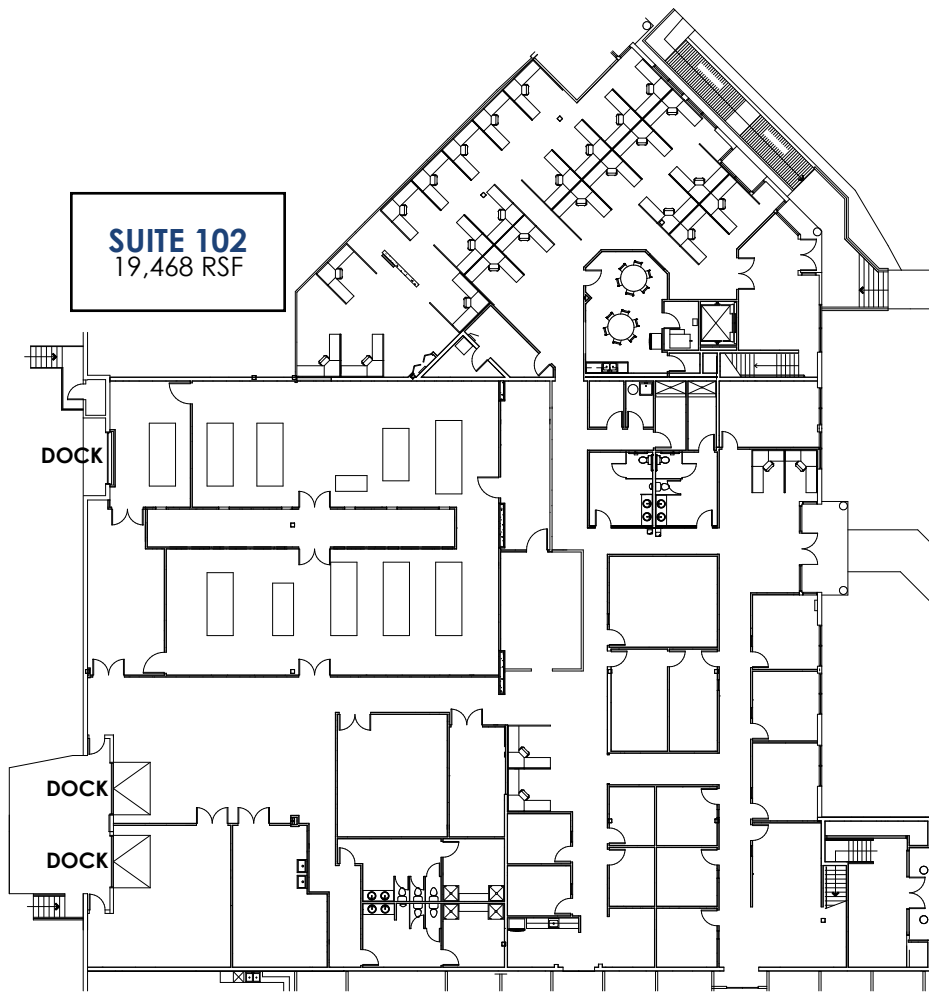
EXPENSES \$8.89 / RSF + UTILITIES

PROPERTY FEATURES

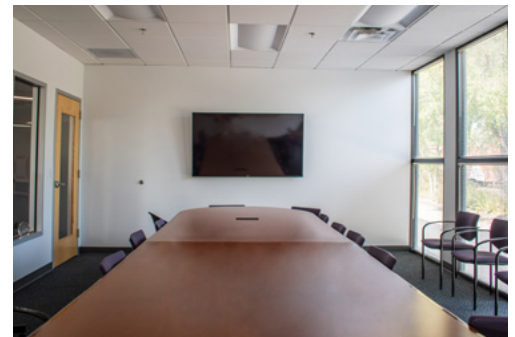
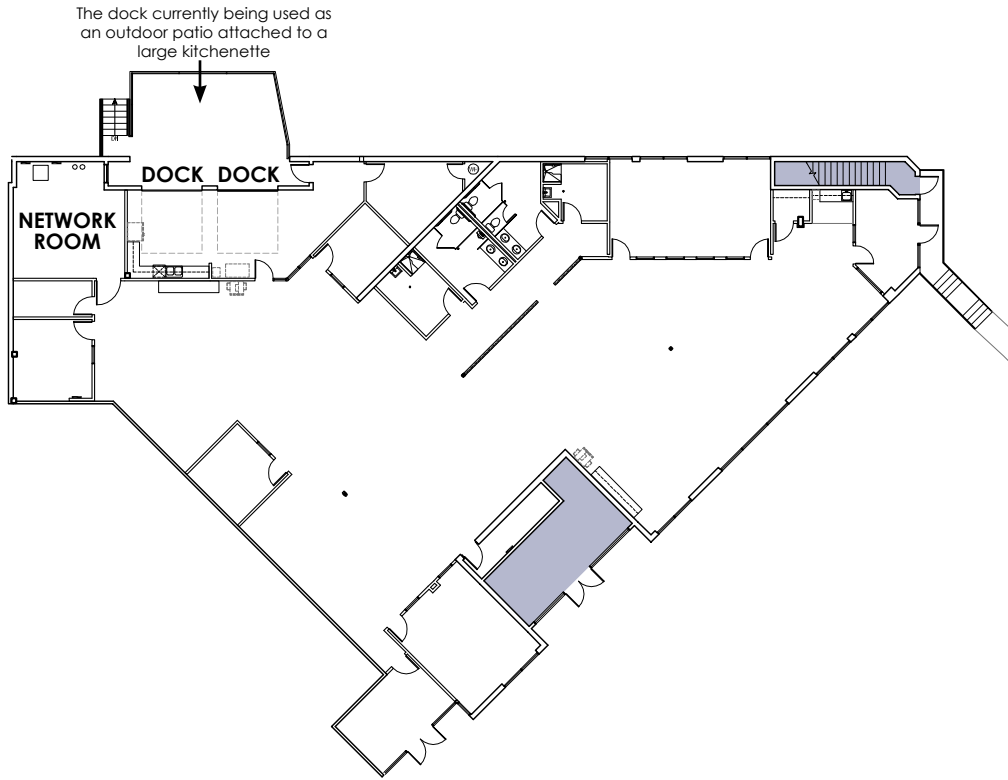
- Suite 102 is an office/lab/warehouse space. Features 3 loading docks, large bullpens, private offices, lab space and storage.
- Suite 104 is a high-tech office space with a large open bullpen lined with private offices and conference rooms. Two docks are currently being used as an outdoor patio attached to a large kitchenette.
- Suite 220 is a second-floor office space with four private offices, conference room, breakroom and an open bullpen. The suite has great views of the flatirons.
- Access to common area showers
- Electric car charging stations
- Immediate bike path access (Boulder Creek Path)



FLOOR PLAN - SUITE 102 - 19,468 RSF



FLOOR PLAN - SUITE 104 - 8,499 RSF



FLOOR PLAN - SUITE 220

