

HIGH-TECH OFFICE SPACE FOR LEASE

4775 Walnut Street,
Boulder, Colorado

SUITE 100

SUITE 100 12,259 RSF
LEASE RATE \$22.00 / RSF / NNN

SUITE 200

SUITE 200 5,549 RSF
LEASE RATE \$18.00 / RSF / NNN

SUITE 102

SUITE 102 19,468 RSF
LEASE RATE \$19.00 / RSF / NNN

SUITE 220

SUITE 220 4,721 RSF
LEASE RATE \$18.00 / RSF / NNN
EXPENSES \$8.89 / RSF + UTILITIES

PROPERTY FEATURES

- Suite 100 is a high-tech office space with a second-floor mezzanine. Includes private offices, conference rooms, large open bullpen, clean workshop, reception area, and in-suite restrooms and showers.
- Suite 200 is a second-floor endcap office space with 9 offices, conference room, kitchen, electrical lab and bullpen, elevator serves 2nd floor and awesome flatiron views.
- Suite 102 is an office/lab/warehouse space. Features 3 loading docks, large bullpens, private offices, lab space and storage.
- Suite 220 is a second-floor office space with four private offices, conference room, breakroom and an open bullpen.
- Access to common area showers
- Electric car charging stations
- Immediate bike path access (Boulder Creek Path)

TAKE THE
VIRTUAL
TOUR

<https://youtu.be/BclumV5J2eg>



FOR MORE INFORMATION CONTACT:

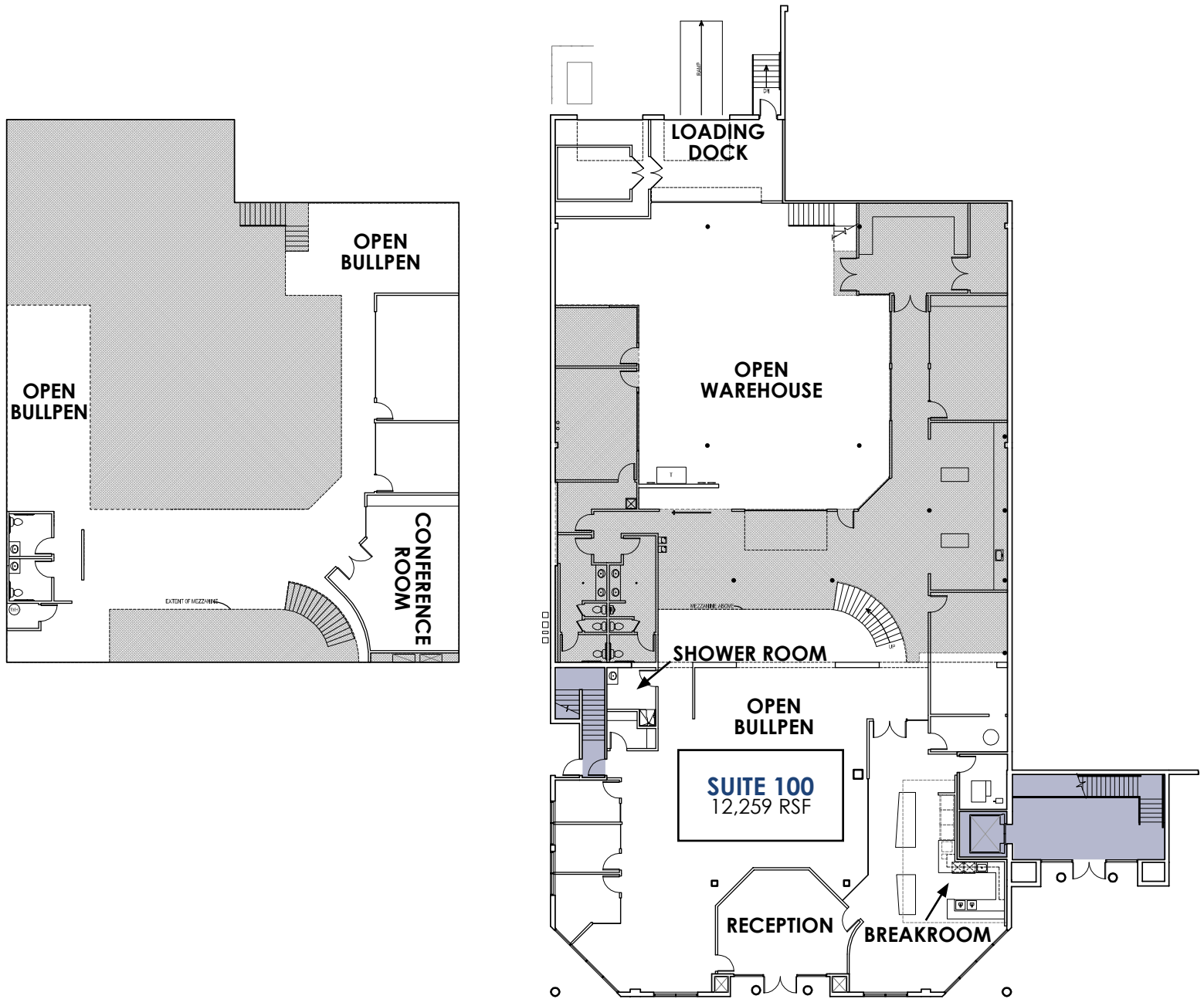
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FLOOR PLAN - SUITE 100 (FORMERLY OCCUPIED BY SPHERO) - 12,259 RSF

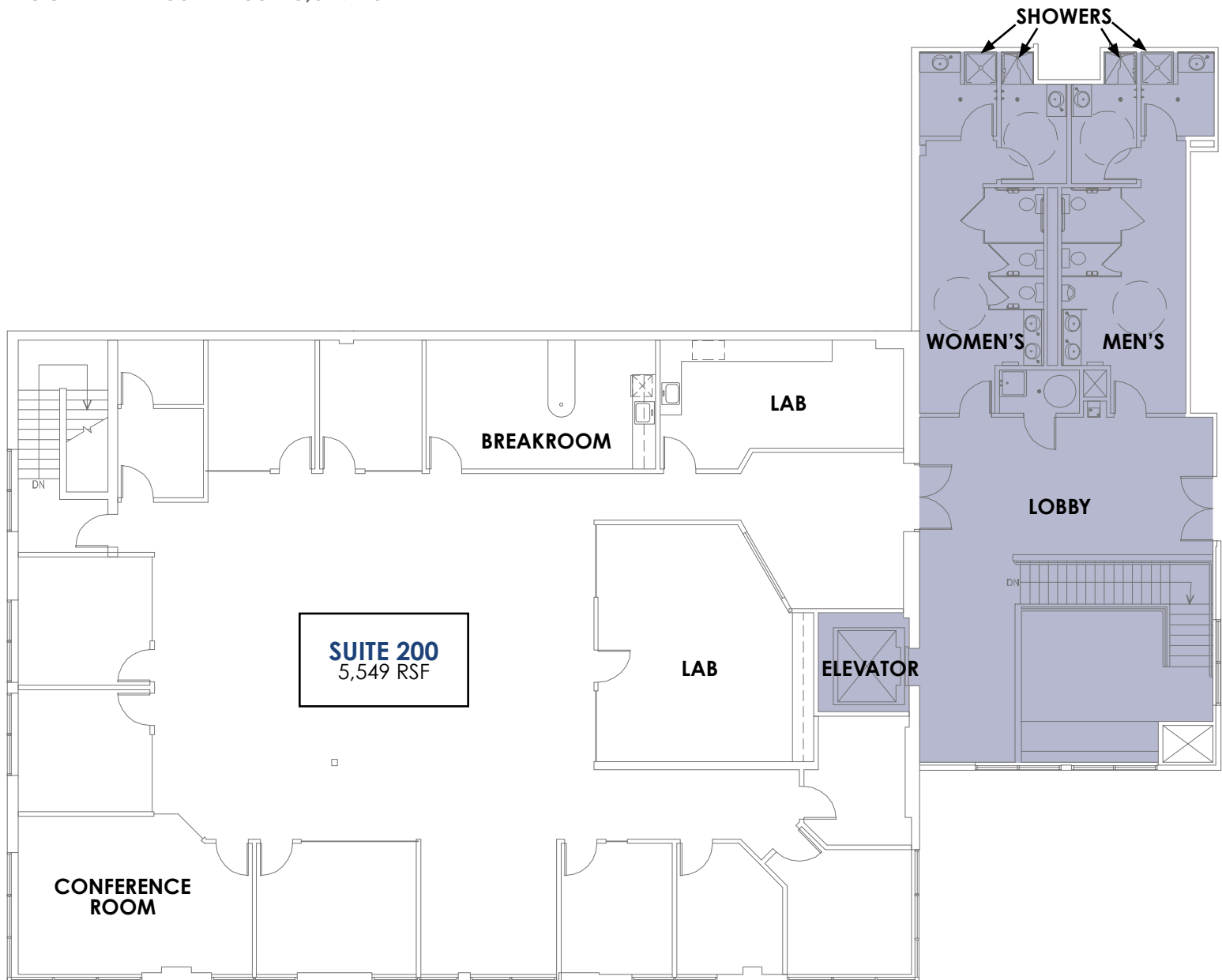


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FOR MORE INFORMATION CONTACT:



FLOOR PLAN - SUITE 200 - 5,549 RSF

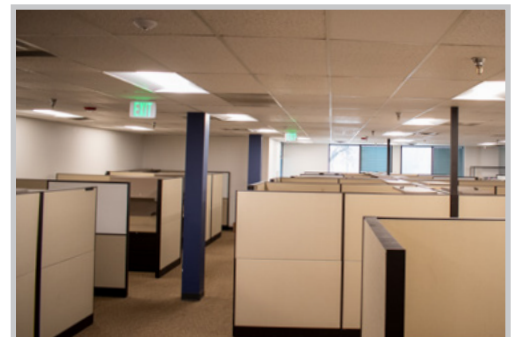
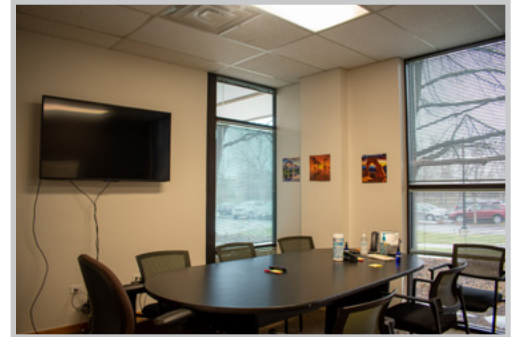
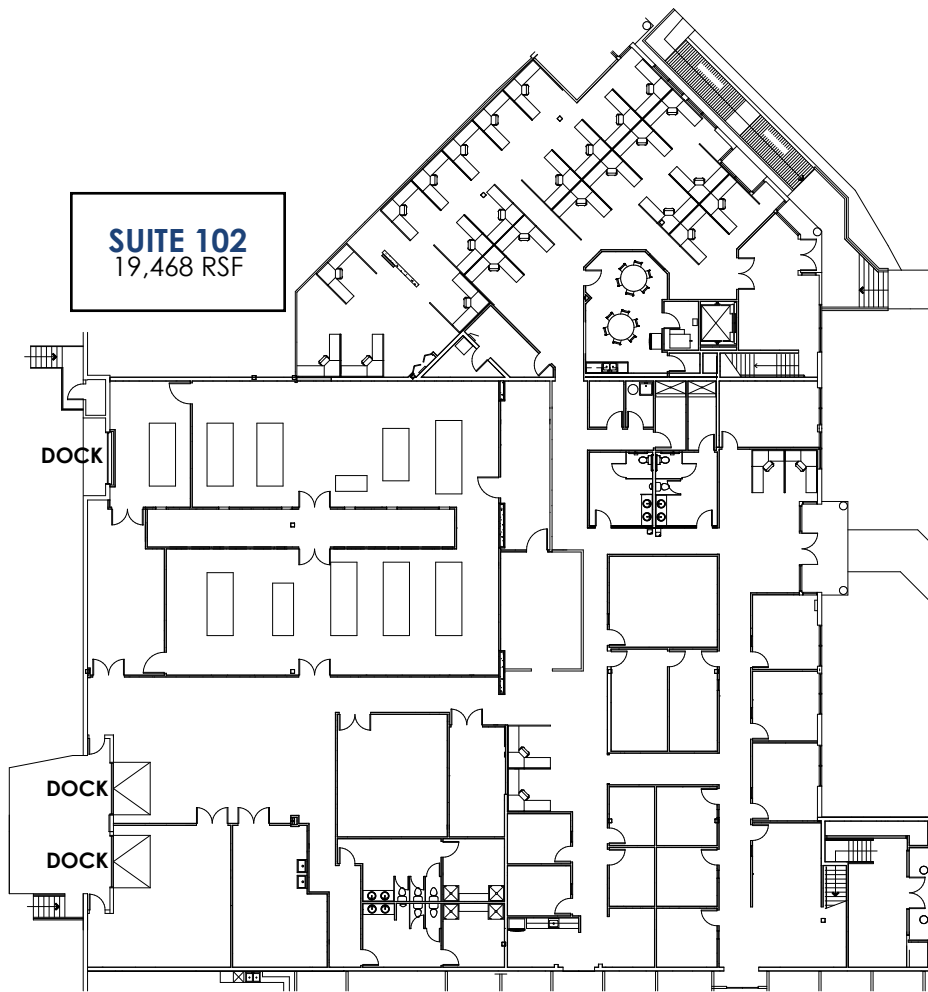


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FOR MORE INFORMATION CONTACT:



FLOOR PLAN - SUITE 102 - 19,468 RSF

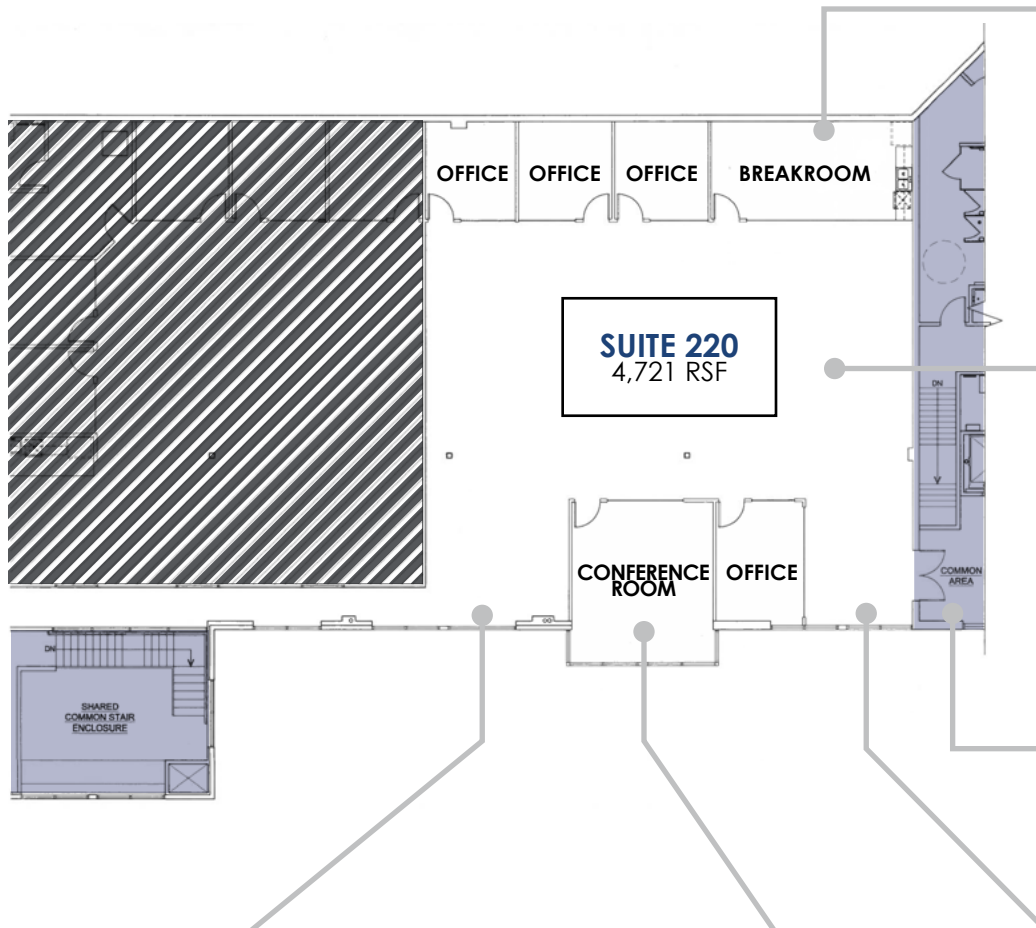


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FOR MORE INFORMATION CONTACT:



FLOOR PLAN - SUITE 220



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