



# HIGH-TECH OFFICE SPACE FOR LEASE

4775 Walnut Street,  
Boulder, Colorado

## SUITE 100

SUITE 100 12,259 RSF

LEASE RATE \$22.00 / RSF / NNN

EXPENSES \$7.79 / RSF

## SUITE 200

SUITE 200 5,549 RSF

LEASE RATE \$18.00 / RSF / NNN

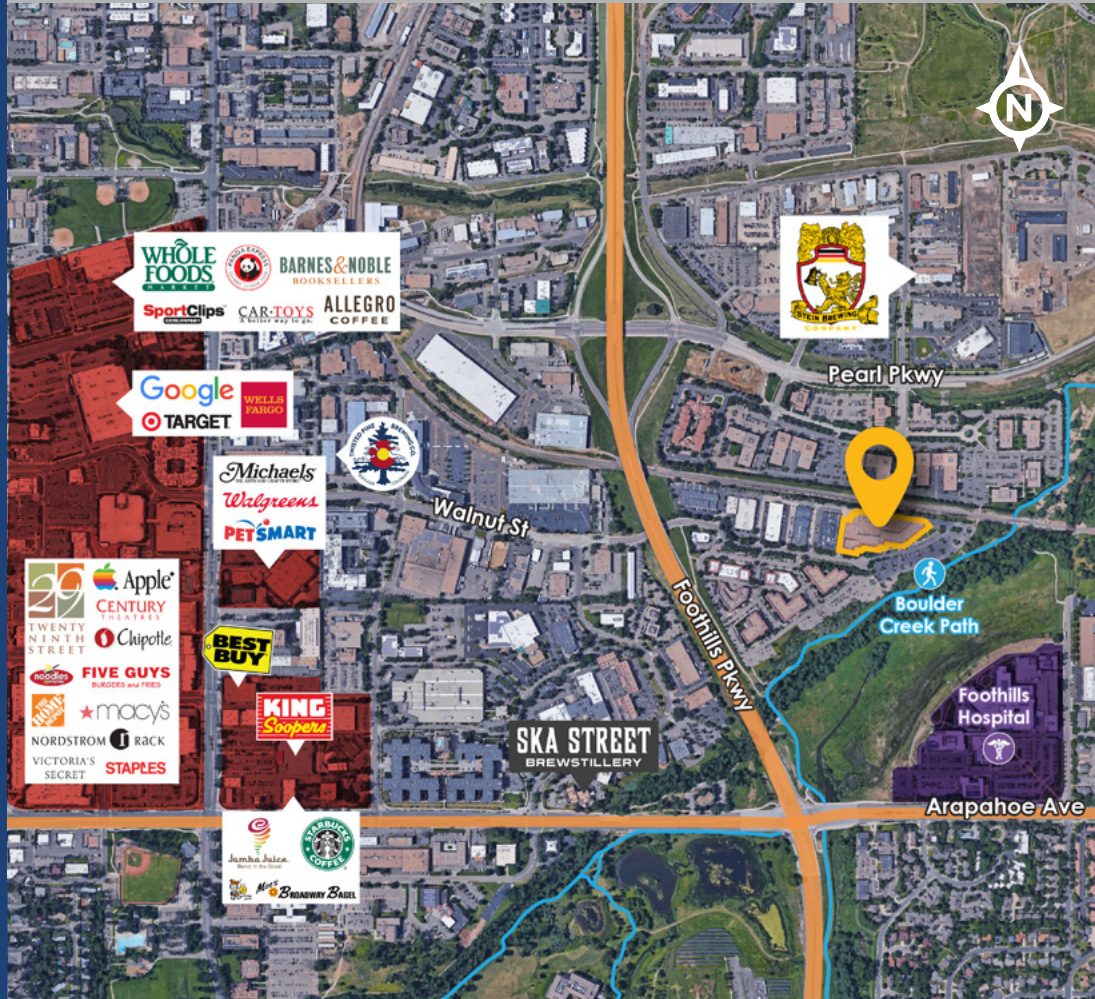
EXPENSES \$7.79 / RSF

## COMBINED

SUITE 100 & 200 17,808 RSF

## 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.
- Access to common area showers
- Electric car charging stations
- Immediate bike path access (Boulder Creek Path)
- Short drive to the 29th Street Mall



FOR MORE INFORMATION CONTACT:

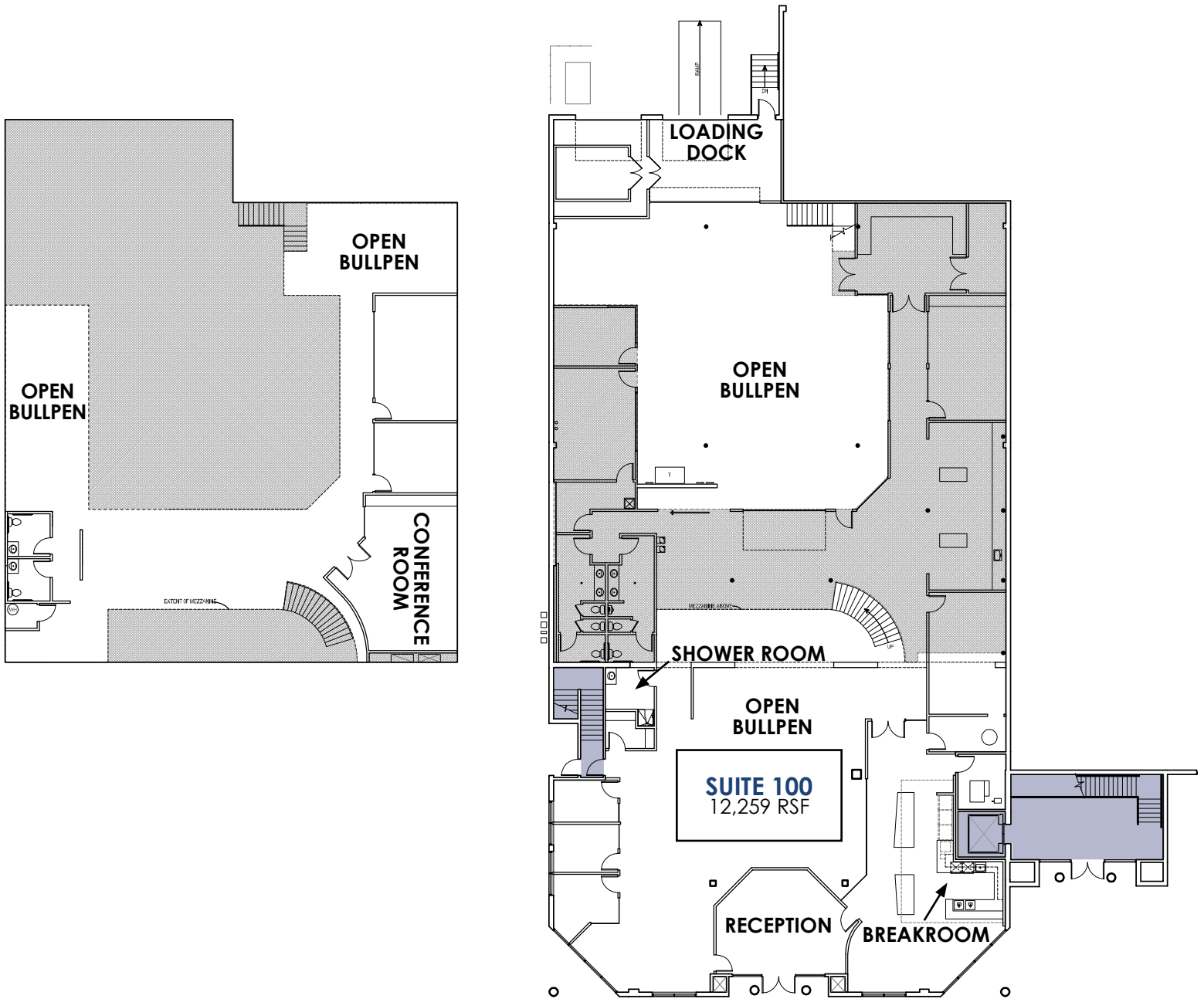
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**FLOOR PLAN - SUITE 100 (FORMERLY OCCUPIED BY SPHERO)**



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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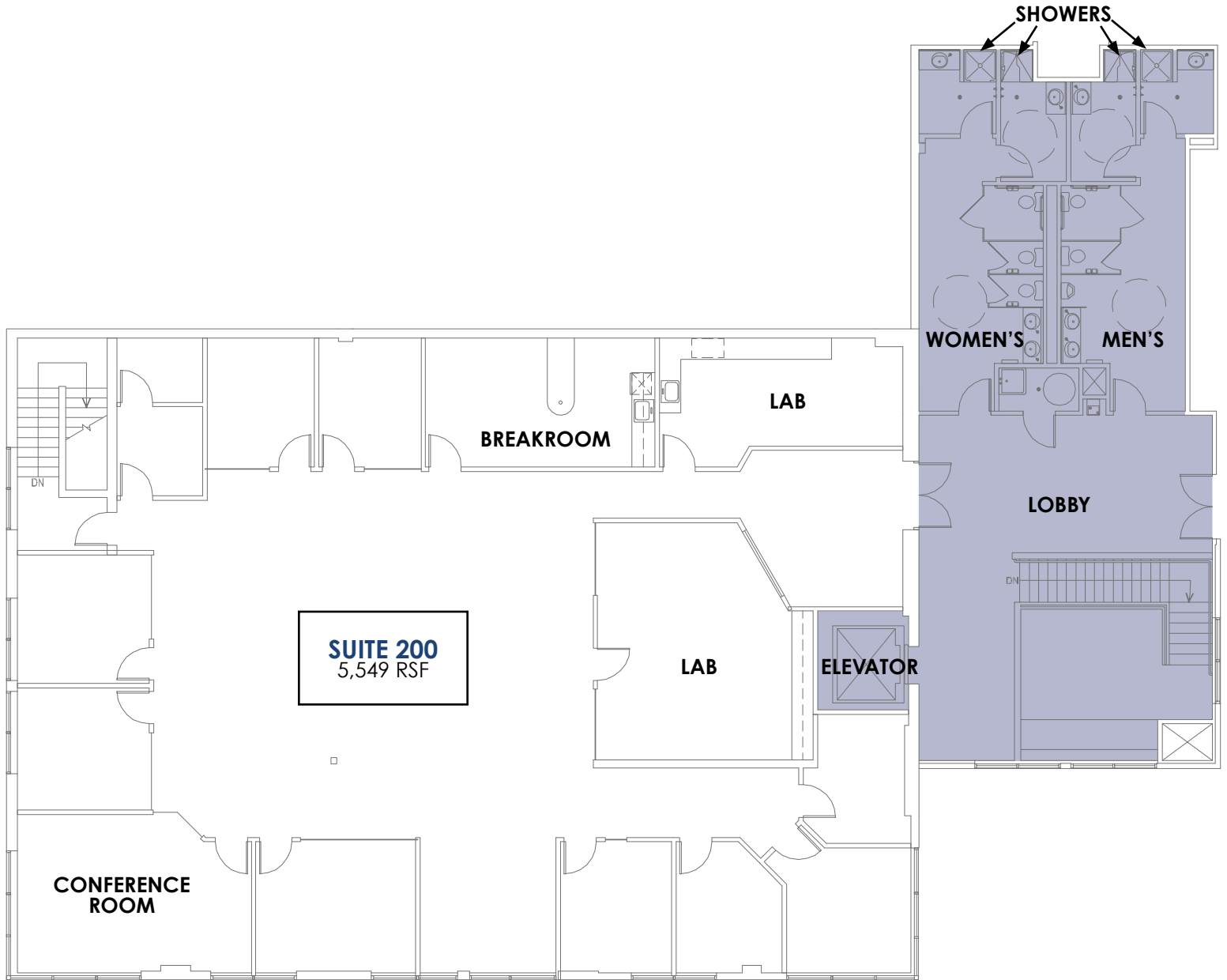


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FLOOR PLAN - SUITE 200



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