



# 4745 Walnut Street

Boulder, CO

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## Modern Office / Flex Space For Lease

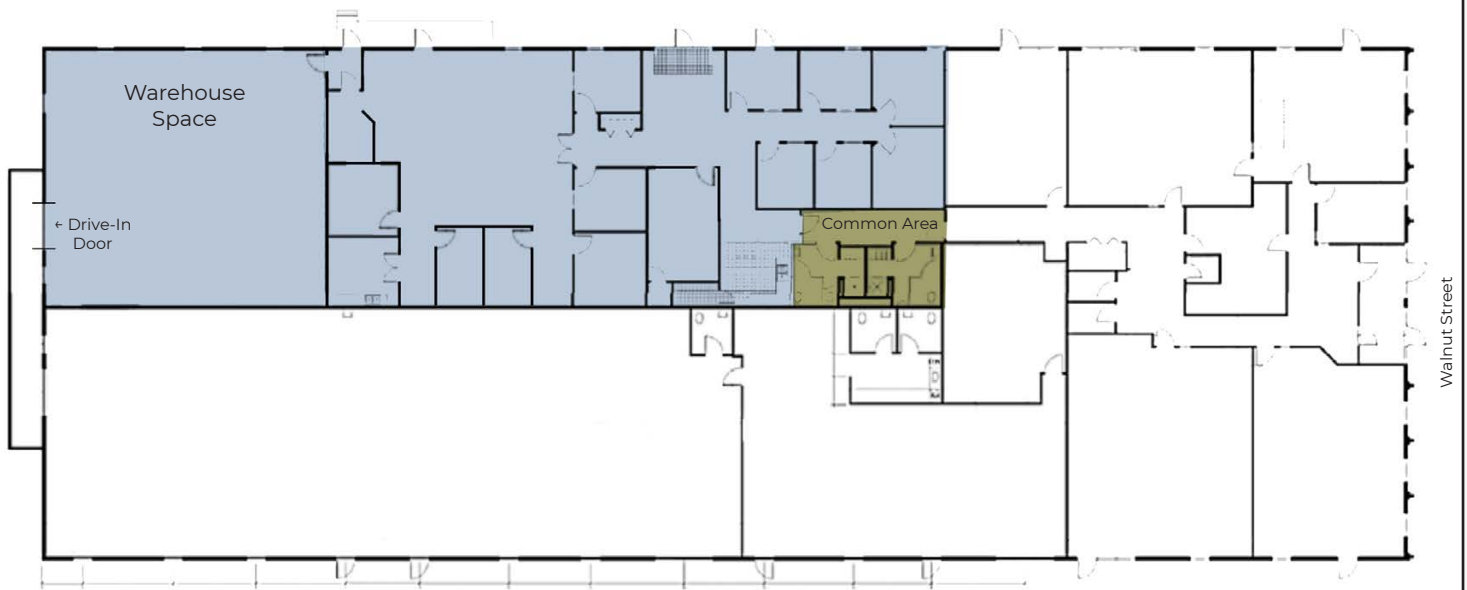
Available Space	6,711 sq. ft.
Lease Rate / sq. ft.	\$16.50 - \$18.50 NNN
Expenses / sq. ft.	\$7.58*

\*Includes Utilities

- Space Consists of Approximately 70% Office & 30% Warehouse
- Office Space Recently Updated & Includes Several Private Offices, Conference Rooms, Open Bullpen, Reception Area, Server Room & Kitchen
- Warehouse Space Has 12 ft. Clear Height with Dock Access & Delivery Platform with Load Leveler
- Outdoor Patio / Deck Area
- Common Area Restrooms & Showers
- Central Boulder Location with Close Proximity to Twenty Ninth Street Mall & Many Nearby Amenities
- Great Accessibility to the Boulder Creek Bike Path

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

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