

FOR LEASE

4775 Walnut Street, Boulder

OFFICE/R&D BUILDING

4775 Walnut Street Boulder, CO

This building offers an ideal location off of 30th and Walnut Street in Boulder, Colorado.

In addition to amazing views of the Flatirons, 4775 Walnut Street also boasts a great park-like setting next to Boulder Creek bike path.

Suite 2A	5,454 Square Feet
Suite 2B	8,348 Square Feet
Suite 2C	7,930 Square Feet
Suite 2D	9,705 Square Feet
Suite 1A	14,267 Square Feet
Total Contiguous	45,704 Square Feet

Amenities include: private entrances, ample parking, and close proximity to restaurants, shopping and entertainment at 29th Street Mall.

Flexible floor plans allow for multiple uses and room for expansion. The property is locally owned and managed.

Rates: \$12.00 - \$14.00/SF NNN

Expenses: \$3.31/SF

Availability: Immediate

Lease Term: 2 - 7 Years



EXCLUSIVELY
REPRESENTED BY

Ronan B. Truesdale
Ashley C. Overton
Geoffrey E. Keys

303.447.2700

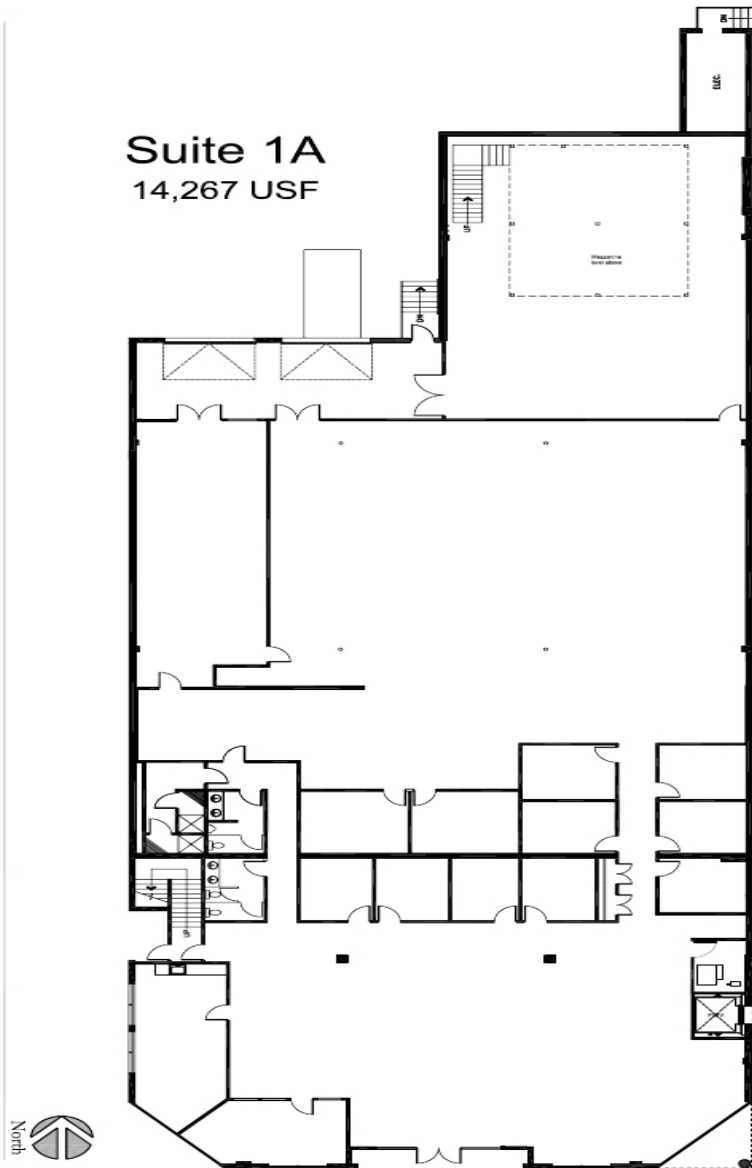
1919 Fourteenth Street, Suite 800 | Boulder, CO 80302
303.447.2700 | www.keys-commercial.com

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FOR LEASE

BOULDER OFFICE SPACE

Suite 1A
14,267 USF



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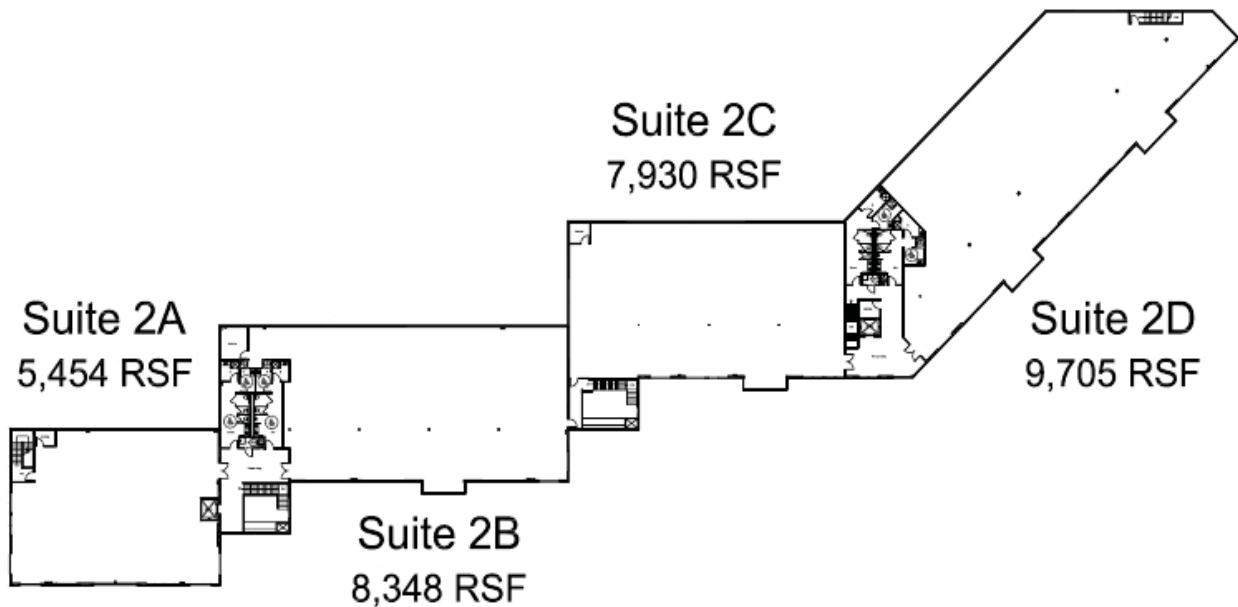
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FOR LEASE

IDEAL OFFICE LOCATION



Level Two



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