



## OFFICE SPACE FOR LEASE

4735 WALNUT STREET  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

**Bright and well-finished office spaces located in the East Walnut section of Boulder.** The Common Area includes a large shared Conference Room, shared Full Kitchen, 2 bathrooms with showers, several outdoor seating areas, and bike parking. Close to bike path, public transportation and many local amenities, restaurants and breweries. The building is in close proximity to 30th Street and only minutes from Flatiron Parkway allowing easy access to Denver, Longmont, Gunbarrel, Lafayette, Louisville, Broomfield, Westminster and more.

- On-site parking
- Shower
- Handicap accessible
- Near bike path
- Near bus route
- Near restaurants

<b>Suite 110, 120, 130</b>	600 - 1,800 RSF
<b>Available</b>	30 days notice
<b>Lease Rate</b>	\$31.50/RSF Gross
<b>Lease Term</b>	1-5 years
<b>Zoning</b>	IG - Industrial General

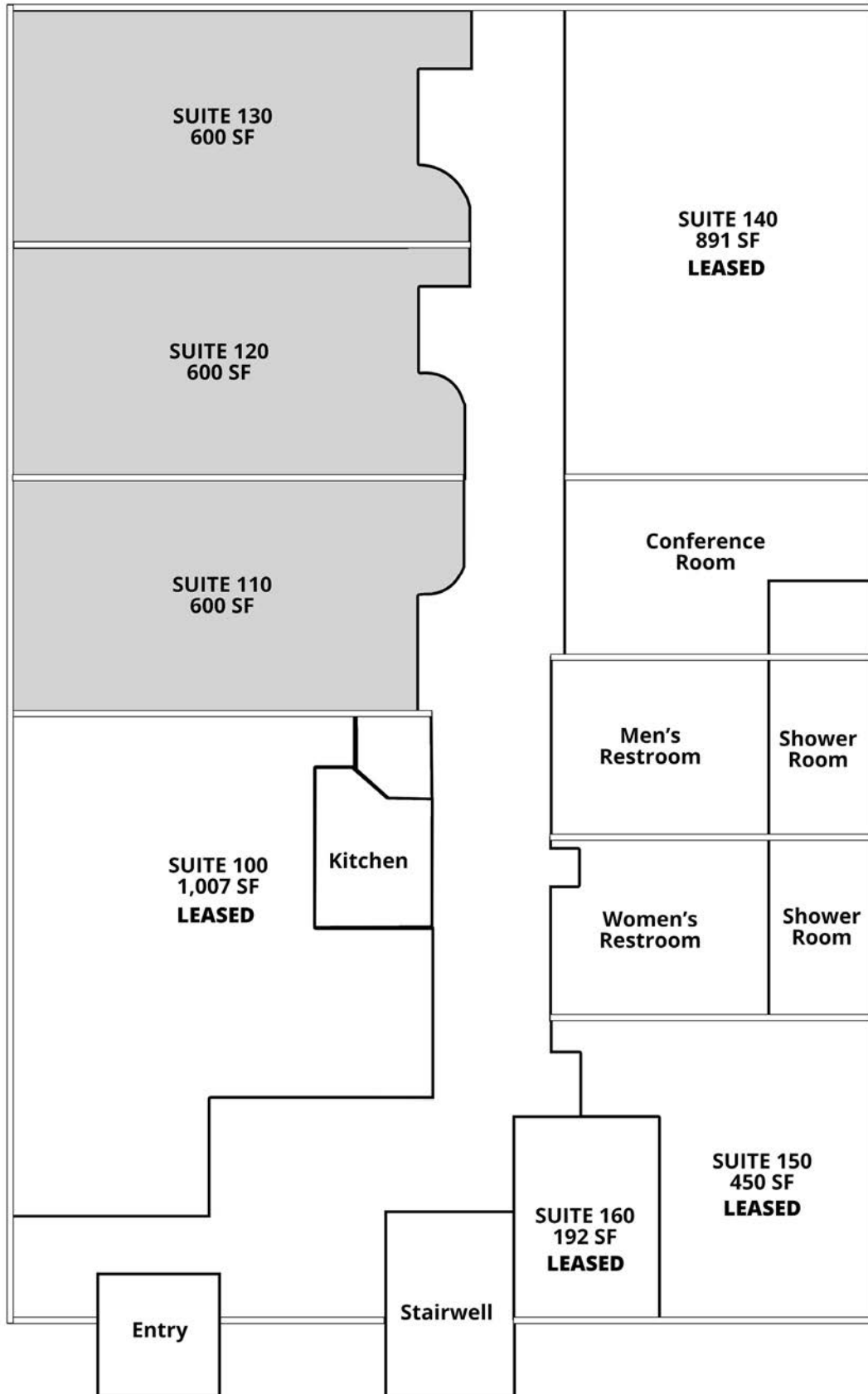
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### CONTACT US

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**PROPERTY FLOOR PLAN**





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\* For a complete disclaimer, please see page one of this brochure.



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## PROPERTY LOCATION

HYATT PLACE RTD

SANITAS BREWING CO. Walnut Cafe TWISTED PINE BREWING CO. christy sports Ski and Snowboard

4735 Walnut St

Google WHOLE FOODS MARKET TARGET yoga pod Twilio CRUNCH

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