



## 4900 Nautilus Court North

Boulder, CO

### Flex Office Space in Gunbarrel for Lease

#### Steve Sims

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Property Info & Gallery

View Map

Available Space	1,912 sq. ft.
Lease Rate / sq. ft.	\$15.00 NNN
Expenses / sq. ft.	\$12.50*

*\*Including Utilities*

- Flexible Open Work Area with a Private Office (or Conference Room) & Kitchenette
- Lots of Natural Light with Windows on Two Sides of the Suite
- Next to Boulder Country Day School & Avery Brewing Co. Taproom & Restaurant
- Outdoor Seating Area On-site for Lunch & Breaks in the Fresh Air
- Close Proximity to Twin Lakes Trailhead & Eaton Park for Pleasant Walks or Jogs
- Elevator Access & Common Area Showers Located on Each Floor
- Located at the End of a Cul-de-sac with Abundant Parking
- Boulder Address at Super Affordable Rates with Lower Expenses than Central Boulder
- 5 Minute Drive to King Soopers Center with Many Nearby Restaurants Such as Snarf's, Deli Zone, Sancho's, Café Blue, Proto's Pizza, Burger King & More!

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