



**CHRISMAN
COMMERCIAL**

OFFICE/R&D SPACE FOR LEASE
First & Second Floor Units Available
4909 Nautilus Court North, Boulder, CO 80301



HIGHLIGHTS

Available Spaces:

- Unit 1: **4,996 SF**
- Unit 5: **7,400 SF**
- Units 8-10: **4,642 – 14,816 SF**
- Units 11 & 12: **13,939 SF**
(Sublease through 6/30/26)
- Unit 14: **4,965 SF**
- Lease Rate: **\$15-\$20/SF**

- Expenses: **\$9.10/SF** plus utilities
- Zoning: **IG**
- Parking: **1 per 297 SF**
- Dock Door: **1 Dock High**
- Energy Star Certified
- Easy Access to Hwy 119 & Hwy 52
- Near bus stop and restaurants
- 100% HVAC and Sprinklered

High-quality Gunbarrel building adjacent to Avery Brewery and Twin Lakes open space. The common areas include showers and lockers in the women’s and men’s restrooms. Outside there are picnic tables, bike lockers and abundant parking. The building is fully air-conditioned and has a fire sprinkler system throughout.

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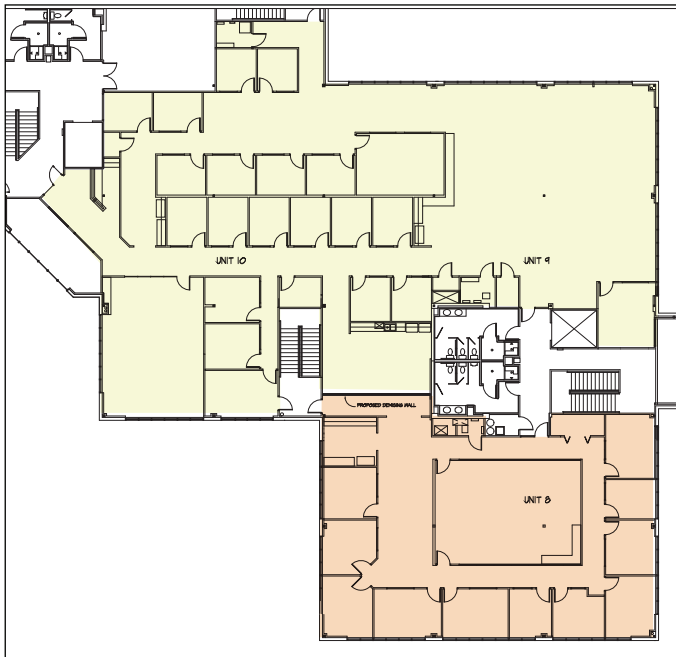
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FLOOR PLANS

Unit 1 (4,996 SF)



Units 8 – 10 (14,816)



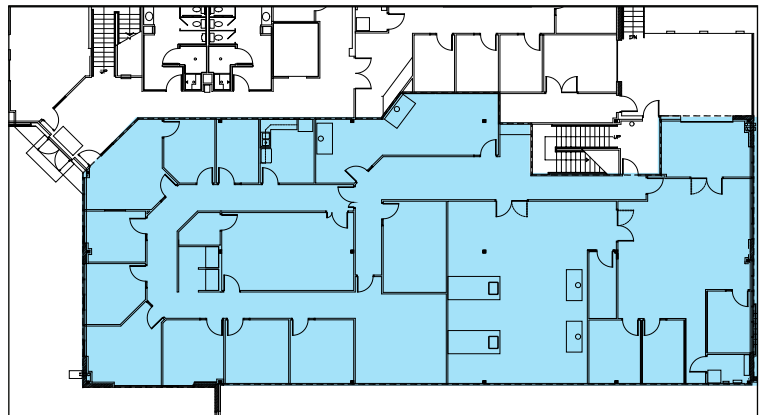
MULTIPLE UNITS AVAILABLE

Unit 1: Open and light office space with perimeter offices, open area that can be used for bullpen, engineering or assembly, conference room, copy area, server room and storage areas.

Unit 5: This 7,400 SF unit consists of reception area, kitchen/breakroom, copy room, 3 internal and 4 perimeter offices, large conference room, small bullpen area, small storeroom, 2 built in workstations, wet lab area with fume hoods and lab benches, and dock access with staging area.

Units 8 – 10: Unit 8 has 11 perimeter offices with mountain and lake views, a large conference room, small bullpen area, copy room, and storage closet with the ability to add a kitchen area. Units 9/10 consist of 18 interior offices & 1 perimeter office, large, medium and small conference rooms, a sizeable bullpen, large breakroom with kitchen, welcoming reception area, copy room, separately cooled computer room, and storage closets. Units are currently combined for a total of 14,816 SF.

Unit 5 (7400 SF)



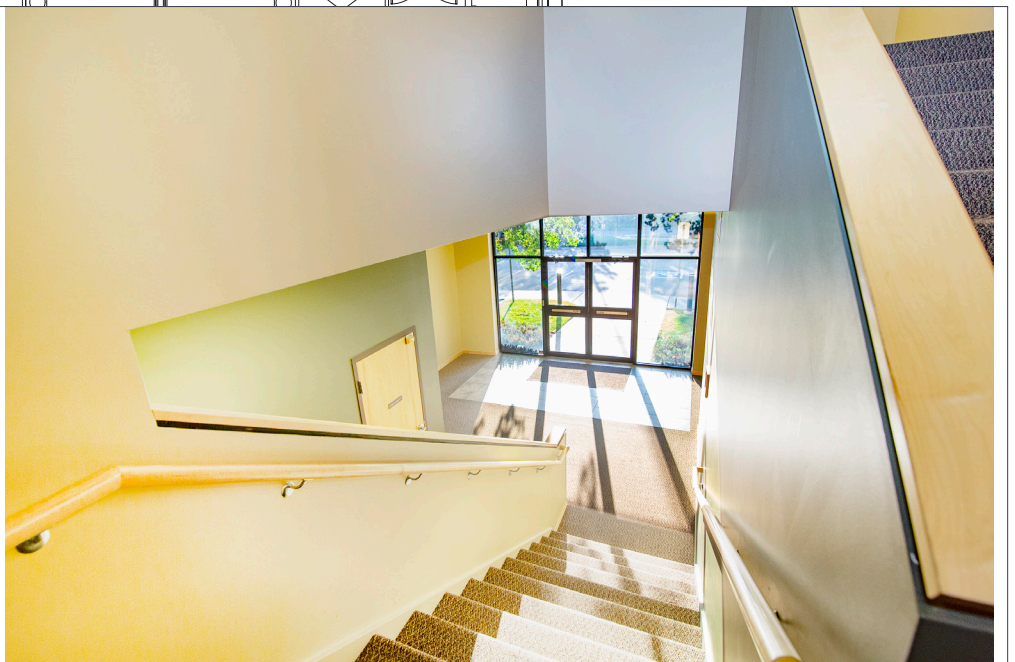


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Unit 14: This 4,965 SF space sits on the second floor of the northwest side of the building, boasting plenty of natural light and beautiful mountain views. The space consists of many perimeter offices, reception area, storage/IT rooms, and a private kitchen.

Unit 14 (4,965 SF)

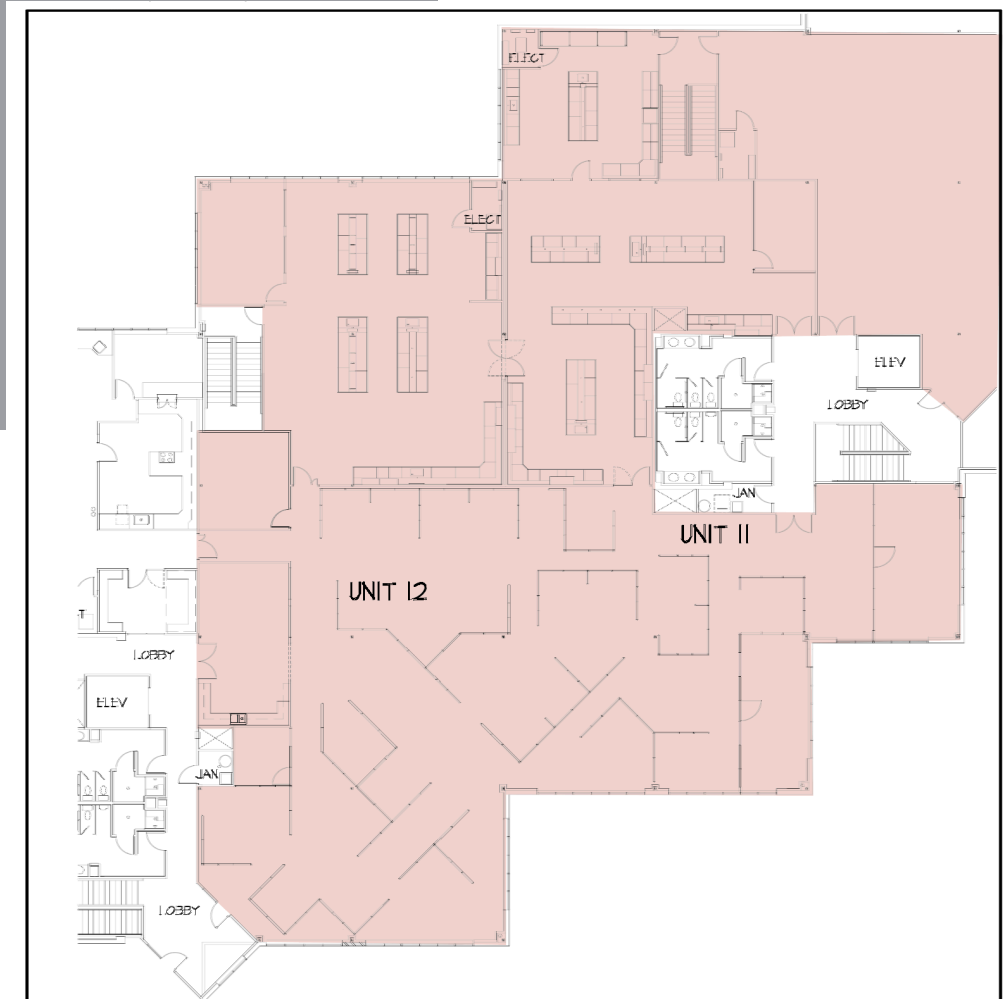


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Units 11 & 12: 13,939 SF space is a large 2nd floor office/lab space with great mountain views. The space has a ratio of approximately 55% open office and 45% lab space. The office area consists of a large kitchen with eating area, copy/mail room, two large conference rooms and the remainder is open with cubicles throughout. The cubicles, lab benches, and fume hoods can be included. Can be combined with units 8, 9 & 10 for a total of 28,755 SF. Sublease through 6/30/2026 at \$16/SF NNN. Longer term lease available.

Units 11 & 12 (13,939 SF)



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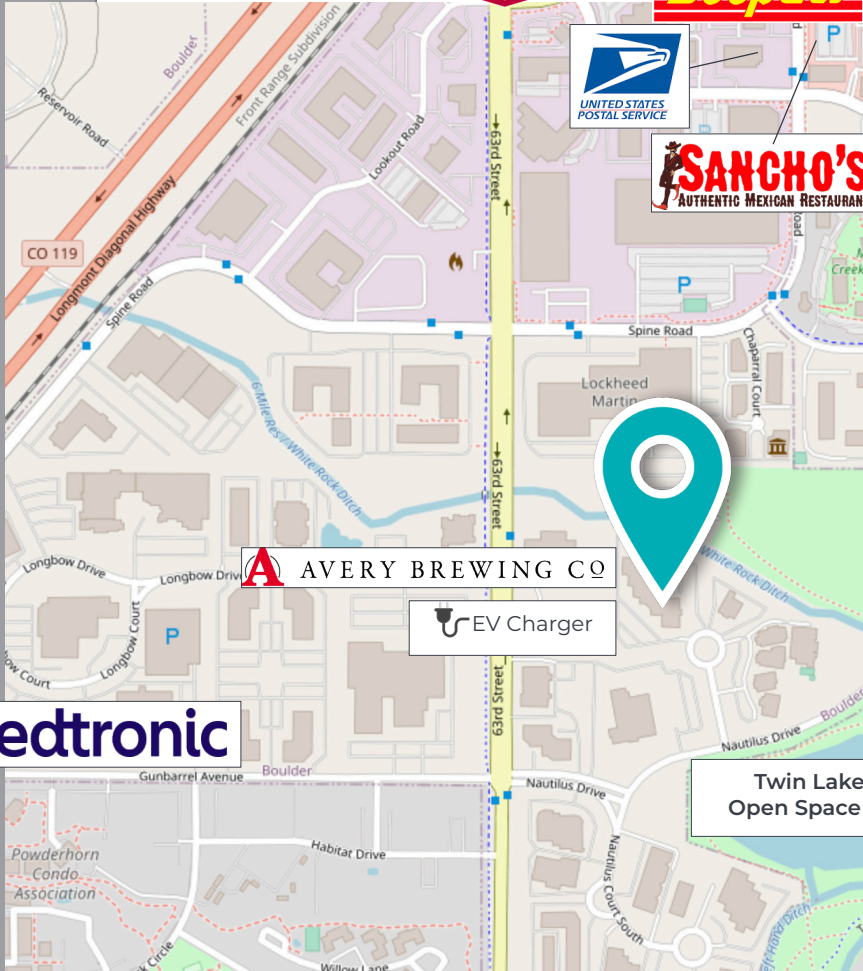
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LOCATION



Medtronic

AVERY BREWING CO

EV Charger

**Twin Lakes
Open Space**



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