

**YEAR 1 INTRODUCTORY RATE:  
\$11 NNN!**



**26,078 SF BUILDING  
± 12,097 SF AVAILABLE  
OFFICE/FLEX/INDUSTRIAL/R&D  
FOR SALE OR LEASE**

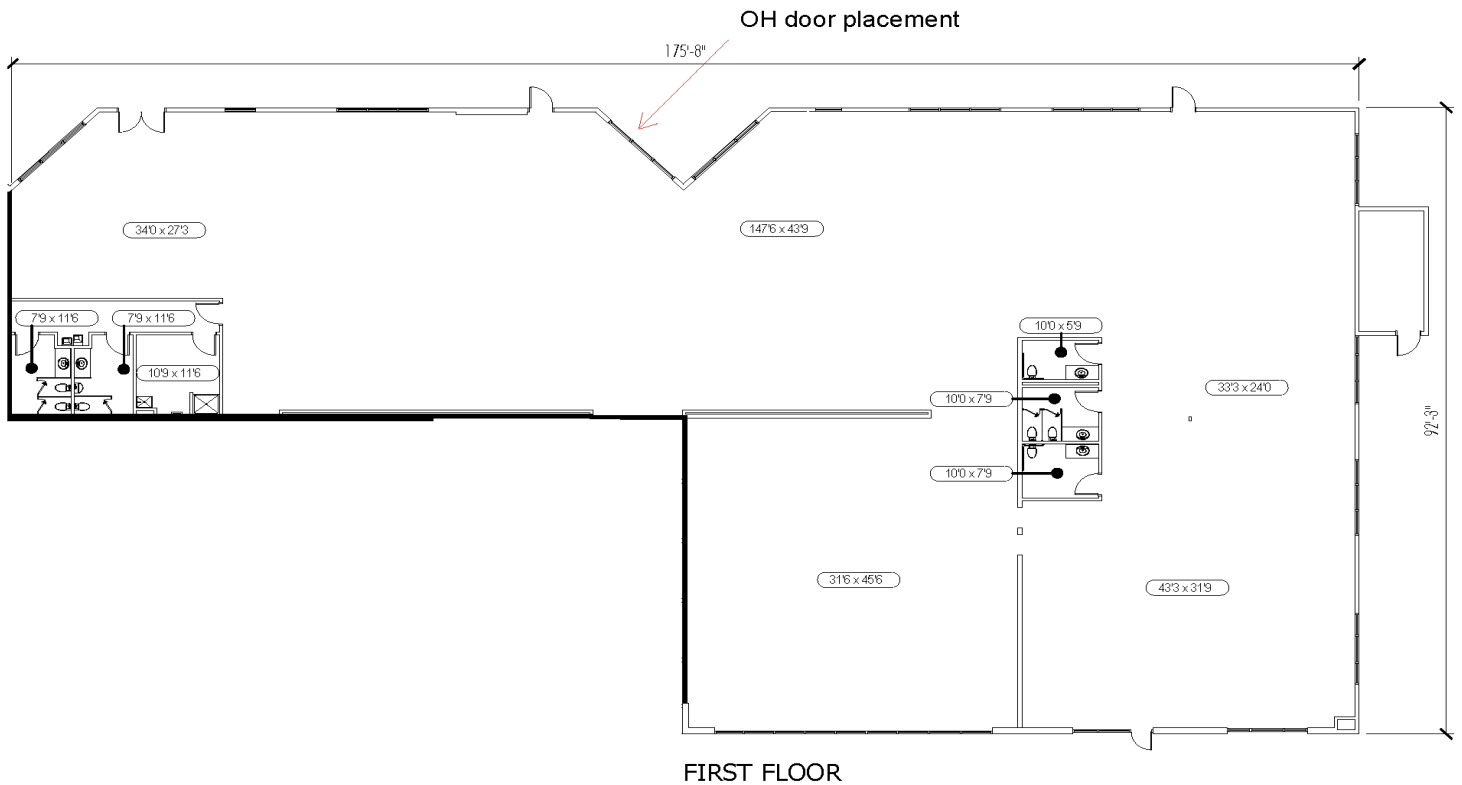
**4725 WALNUT STREET**

**BOULDER // CO**



# PROPERTY HIGHLIGHTS

## FIRST FLOOR



Standalone office/industrial/flex/R&D



1 drive-in door for loading (ability to add more if needed)



Premier Boulder location



12'-15' clear height



Move-in ready space that can be further built out to meet tenant's requirement



Nearby numerous retail amenities

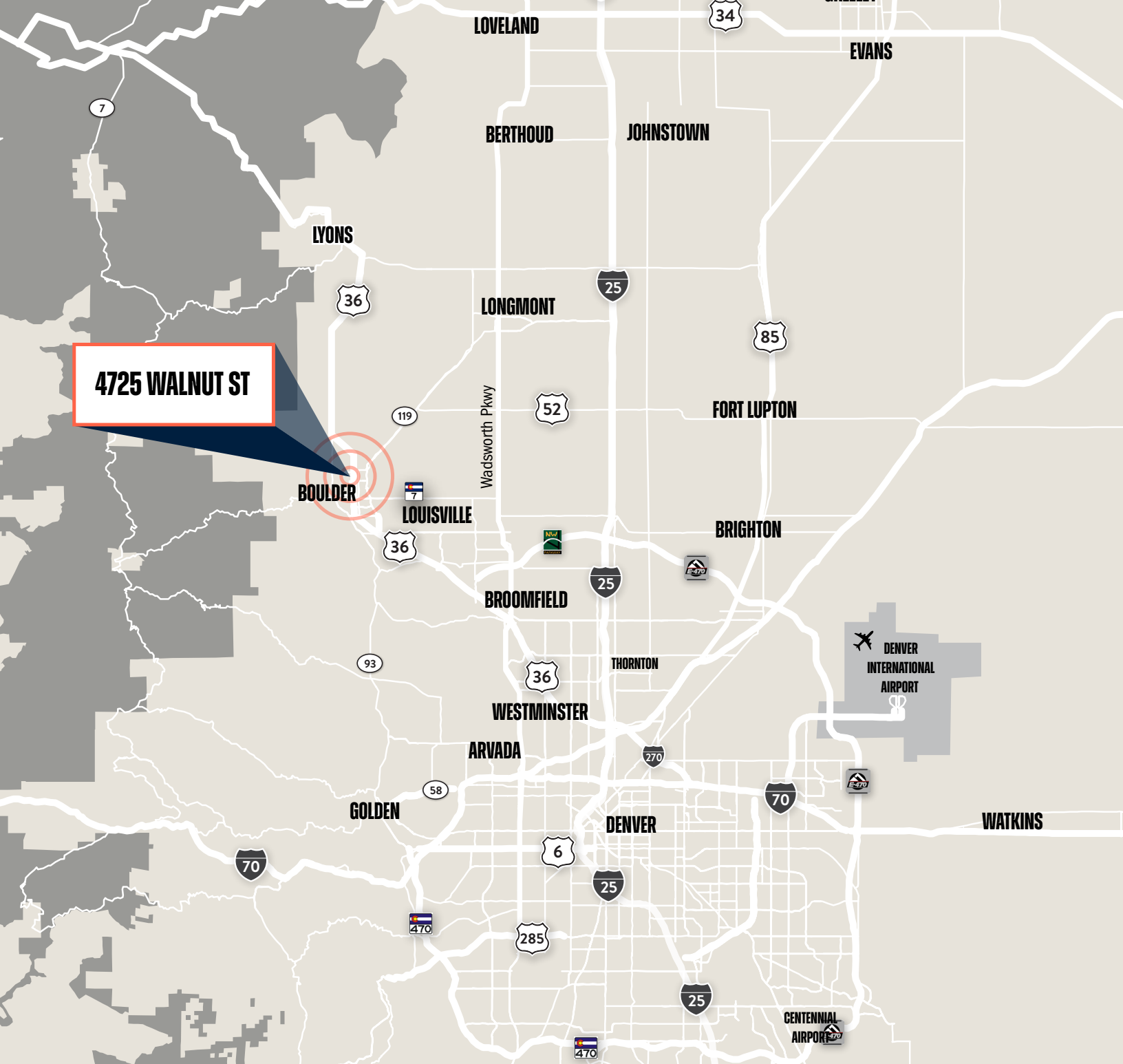


Owner/user can purchase the Building and have cash flow from adjacent ±14,000 SF tenant

# LOCAL AMENITIES

4725 Walnut Street provides tenants the rare opportunity to lease an industrial/flex property in Boulder that combines functionality with urban convenience. This Boulder location offers tenants an attractive option for businesses seeking a well-connected workspace in a vibrant setting.





**4725 WALNUT ST**

### For Leasing Information:

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