

PRICE IMPROVEMENT!



SUITE 500 YEAR 1 LEASE RATE: \$1.00/SF NNN



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LAB/WAREHOUSE & OFFICE/FLEX SPACE FOR LEASE

4665 NAUTILUS COURT
BOULDER, COLORADO 80301

Discover unparalleled business opportunities at The Spirit Building, 4665 Nautilus Court, Boulder, CO. The property is located in the Twin Lakes Business Park, a highly sought-after well-connected and amenity-rich business hub. Vibrant lab/warehouse/office/flex available with community amenities that include an inviting lobby, workout facility, volleyball court, and outdoor areas. On-site management ensures your needs are met promptly. Close to bike paths, trails, restaurants, and breweries, this space combines functionality with lifestyle.

Property Website: boulderoffice.com

Call us for more information and to set up a tour.

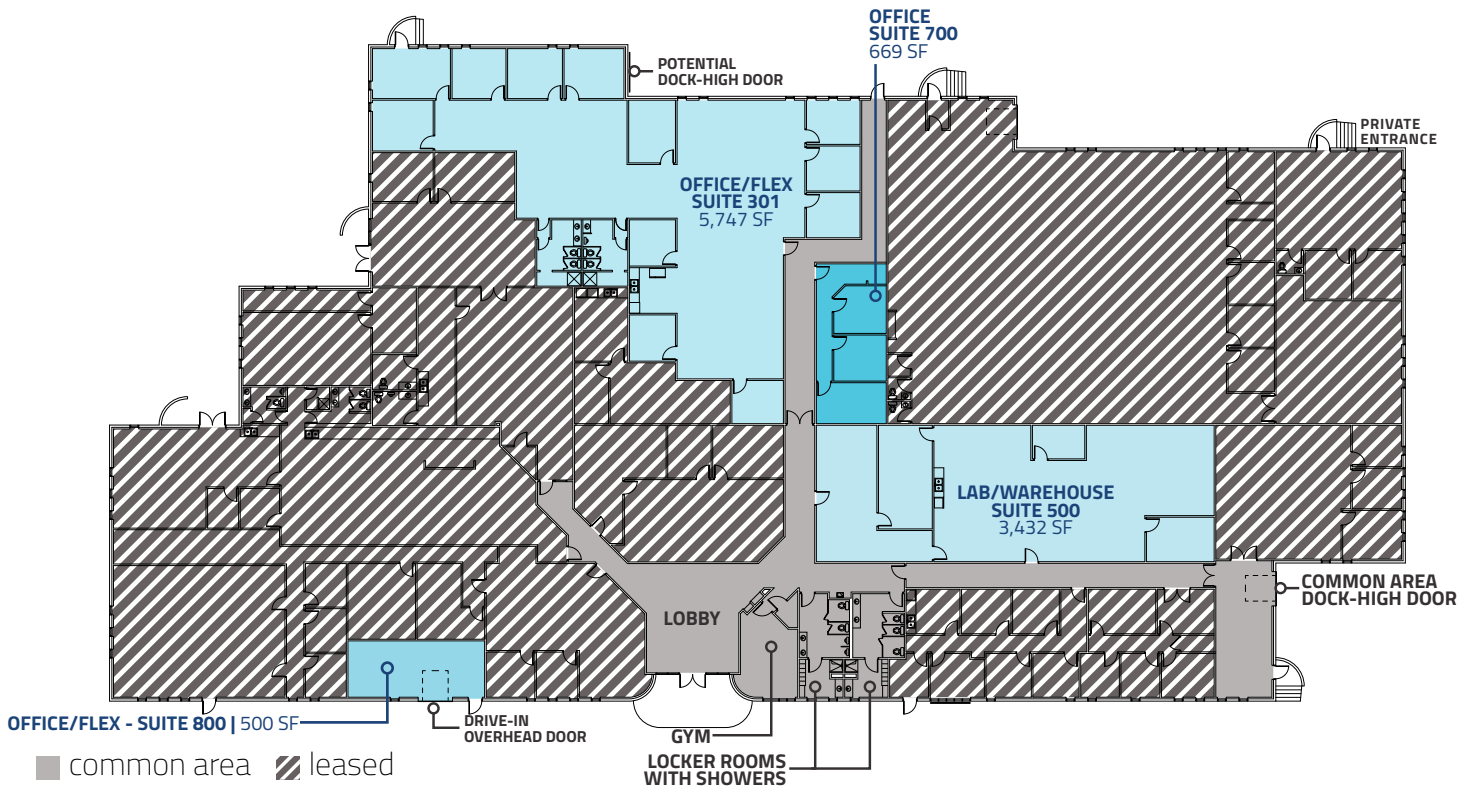
TERMS

	SF	NNN	AVAILABLE
Suite 301 (Office/Flex):	5,747 SF	\$16.00 / SF / NNN	NOW
Suite 500 (Lab/Warehouse):	3,432 SF	Year 1 Lease Rate: \$1.00/SF NNN \$12.95 / SF / NN	NOW
Suite 700 (Office/Flex):	669 SF	\$16.00 / SF / NNN	NOW
Suite 800 (Office/Flex):	500 SF	\$16.00 / SF / NNN	NOW
Expenses:		\$9.34 / SF (Est. 2025)	

PROPERTY FEATURES

- Inviting lobby
- On-site workout facility
- On-site showers and locker rooms
- Outdoor areas
- Volleyball Court
- Dedicated on-site management for prompt assistance
- Convenient Gunbarrel location with easy access to Boulder, Niwot, and Longmont
- Proximity to bike paths and trails
- Part of the well-maintained and popular Twin Lakes Business Park
- Close to public transportation with easy access to the Diagonal Highway
- Walking distance to local gems like Asher Brewing Co. and Avery Brewing
- Quick drive to King Soopers, restaurants, and fitness studios

FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



SUITE 301

- 10 offices , 1 Conference Room
- Showers in Suite
- Exterior Customer Entrance
- Storage Room
- Furniture/Cubes - Negotiable
- Ability to Add Dock-High Loading Door



SUITE 800



SUITE 800



SUITE 301



SUITE 301



SUITE 301 | POTENTIAL DOCK-HIGH DOOR



SUITE 301



SUITE 301



COMMON AREA DOCK-HIGH DOOR



COMMON AREA LOADING



GYM



GYM



VOLLEYBALL COURT



LOBBY



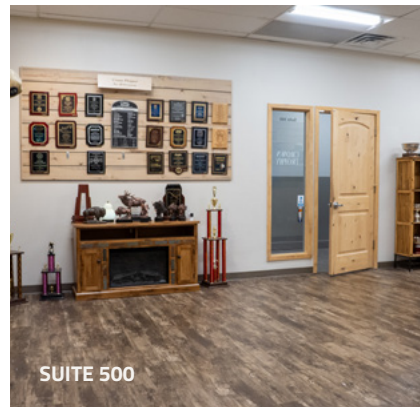
SUITE 700



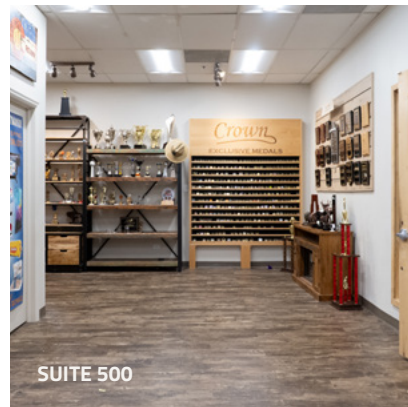
SUITE 700



LOBBY



SUITE 500



SUITE 500

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