

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.

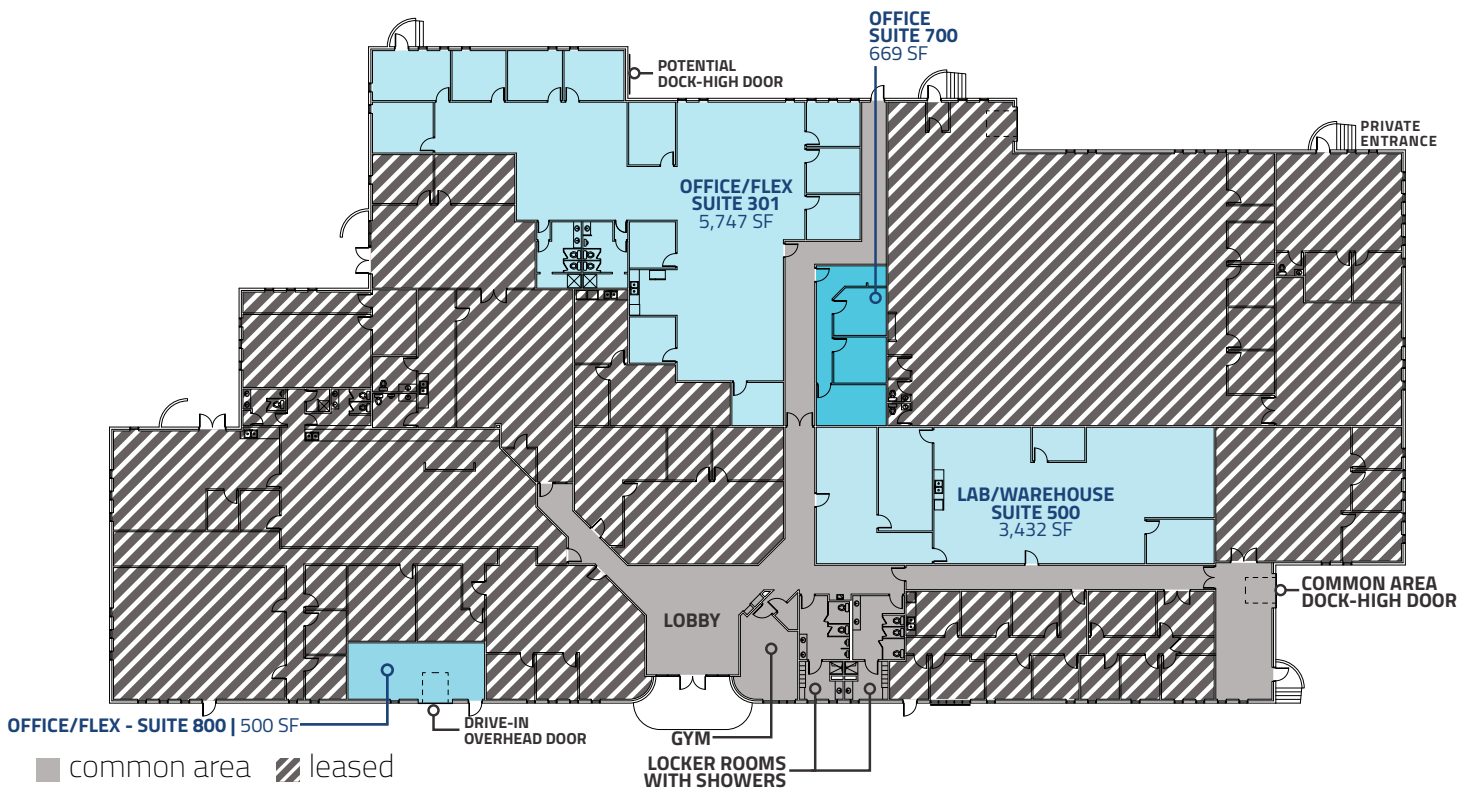
TERMS

	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:		\$10.15 / SF (Est. 2026)	

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



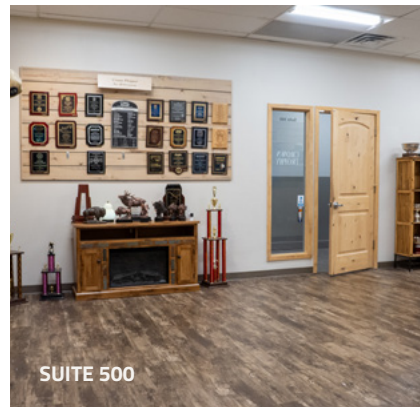
SUITE 700



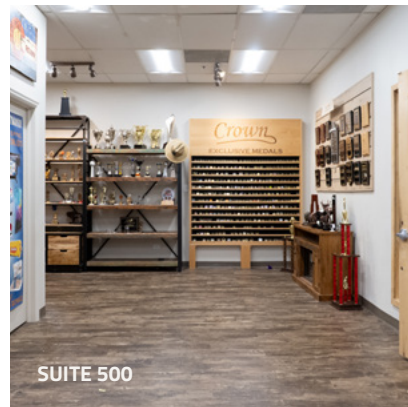
SUITE 700



LOBBY



SUITE 500



SUITE 500

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