DEAN CALLAN
& COMPANY INC

HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

BEAU GAMBLE
President
303.945.2028
beaugamble@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | **www.deancallan.com**

PROFESSIONAL OFFICE SPACE FOR LEASE

507 CANYON BOULEVARD
BOULDER, COLORADO 80302

Beautiful brownstone office space is located just west of Downtown Boulder, across from the Boulder County Courthouse. Surrounded by luscious trees, large windows to bring in natural light, and its own covered parking structure, this office makes daily going to work enjoyable. After a long day at work, enjoy the outdoors by walking across the street onto the Boulder Creek path leading straight up to the gorgeous Boulder Canyon.

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

TERMS

Suite 101:	1,405 RSF
Suite 102:	1,492 RSF
Combined Suites 101-102:	2,897 RSF
Lease Rate:	**$18.00 / SF / NNN**
Expenses:	$24.65 / SF + Utilities (Est. 2026)
Available:	NOW

PROPERTY FEATURES

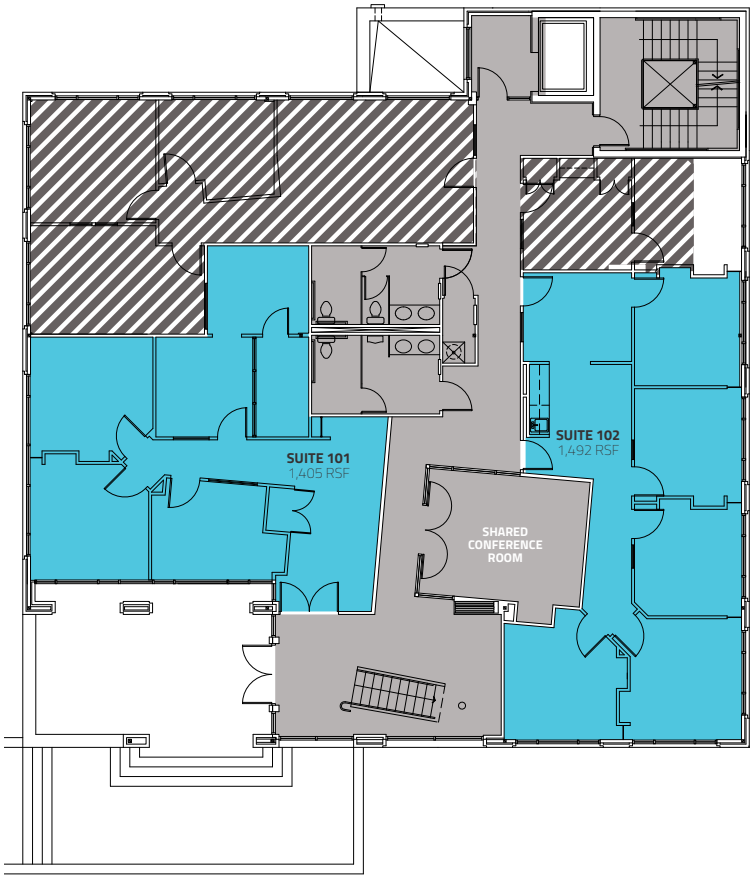
- Professional office building located in Downtown Boulder
- Suites feature reception area and large private offices
- Shared conference room available to tenants
- Access to common kitchen
- Covered and designated parking, plus ample visitor parking
- Located directly across from the Boulder County Justice Center - ideal for attorneys
- Within walking distance of numerous amenities

COVERED PARKING

COMMON AREA CONFERENCE ROOM

LOBBY

1ST FLOOR - FLOOR PLAN



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