



CHIPS Zone Eligible!!!

PRICE IMPROVEMENT!

SUITE 500-B 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 —the property sits within Boulder's CHIPS Zone, offering potential eligibility for state and local program incentives. 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.

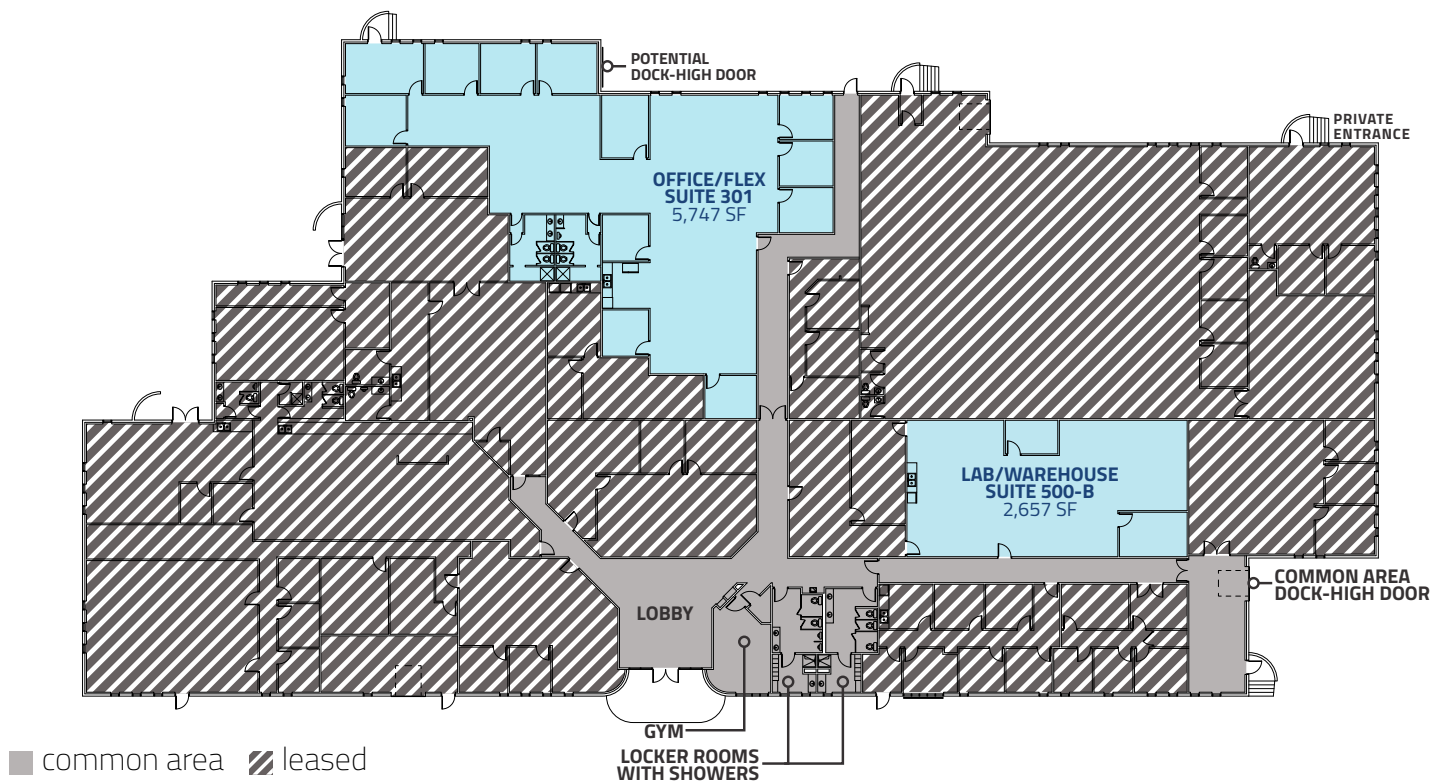
TERMS

	SF	NNN	AVAILABLE
Suite 301 (Office/Flex):	5,747 SF	\$16.00 / SF / NNN	NOW
Suite 500-B (Lab/Warehouse):	2,657 SF	Year 1 Lease Rate: \$1.00/SF NNN \$12.85 / 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

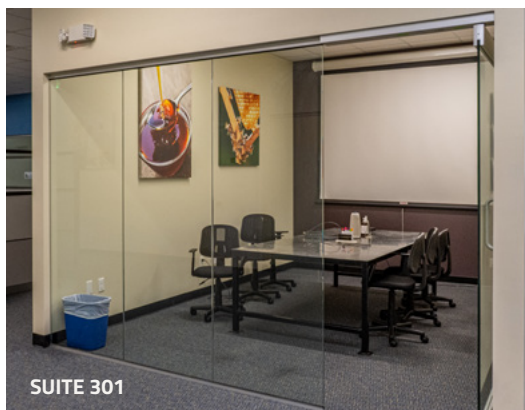
FLOOR PLAN



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



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COMMON AREA DOCK-HIGH DOOR



COMMON AREA LOADING



GYM



GYM



VOLLEYBALL COURT



LOBBY

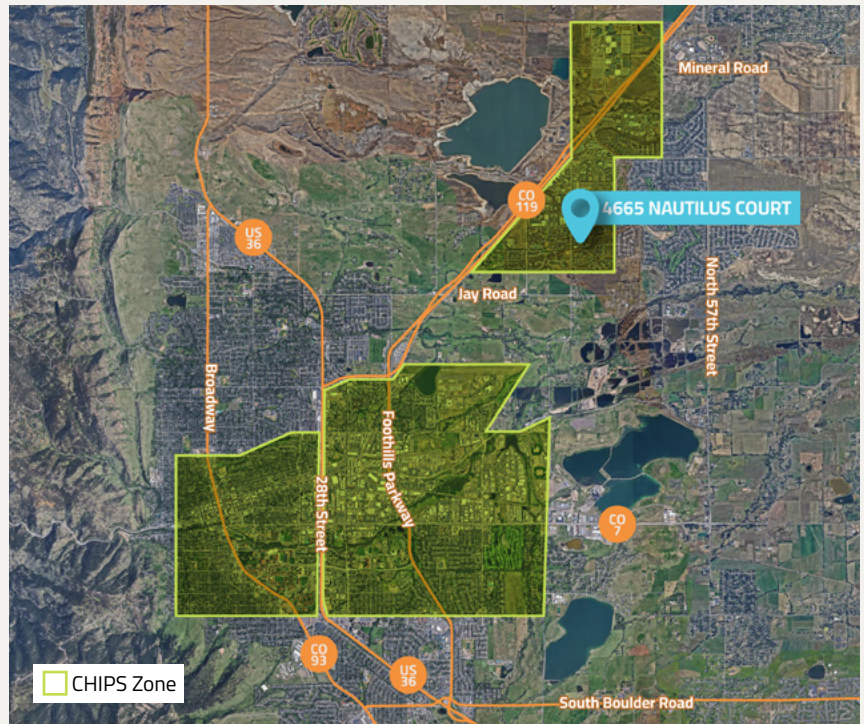
DISCOVER THE BOULDER CHIPS ZONE

The Boulder CHIPS Zone is at the forefront of a nationwide effort to rejuvenate and expand the U.S. semiconductor industry—a critical pillar for maintaining technological leadership and economic stability. Aligned with the goals of the CHIPS Act, this initiative channels substantial federal funding and incentives into semiconductor manufacturing, research, and development.



For more information visit:

<https://oedit.colorado.gov/chips-zones-program>



WHY BOULDER MATTERS

Boulder's designation as a CHIPS Zone underscores its strategic position within the semiconductor value chain. As a key player in the national drive to fortify domestic chip production and innovation, Boulder offers:

1. **State Tax Credits:** Attractive incentives for semiconductor companies, making Boulder an ideal hub for business growth and investment.
2. **Federal Support:** Local firms gain access to significant federal incentives, fostering a competitive and innovative business environment.
3. **Collaboration Opportunities:** By facilitating partnerships among businesses, academic institutions, and government entities, the CHIPS Zone accelerates advancements in semiconductor manufacturing and workforce development.

Boulder: Where innovation meets opportunity. Join us in shaping the future of semiconductor production and innovation!

WHAT ARE THE BENEFITS?

-  Business facility new employee tax credit – **\$1,100 per job**
-  Business personal property tax credit – **3% of qualifying investment**
-  Commercial vehicle investment tax credit – **1.5% of purchase price**
-  Job training tax credit – **12% of costs**
-  Research and development tax credit – **3% of expenses**



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