



## Modern Office Space For Lease or Sale in Boulder

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Property Info & Gallery

View Map

|                      |                                |
|----------------------|--------------------------------|
| Building Size        | 13,459 sq. ft.                 |
| Sale Price           | \$4,037,700 (\$300 / sq. ft.)  |
| Available Space      | 3,418 - 7,088 sq. ft.          |
| Lease Rate / sq. ft. | \$19.50 NNN <b>\$12.50 NNN</b> |
| Expenses / sq. ft.   | \$12.21*                       |

\*Not Including Gas & Electric

- **Leasing Incentive Rate of \$12.50 NNN for Year 1, Year 2 Rate of \$16.50 NNN, 3% Thereafter for Any 3+ Year Lease Terms**
- Partial Owner-User with the Ability to Occupy the Entire 2nd Floor with Existing Income in Place with Two Tenants Leasing the First Floor
- Full 2nd Floor Available with Great Western Views!
- Flexible Suite Sizes & Configurations
- 2nd Floor Office Spaces with Modern Finishes Throughout with a Mix of Private Offices, Conference Room with Balcony, Kitchen & Open Work Area
- Tall, Exposed Ceilings with Large Windows that Wrap the Space
- Elevator Access
- Building Has Solar & Savings are Passed on to the Tenants
- Potential to be Combined with Building to the East, 3002 Sterling Circle, for up to an Additional 10,239 sq. ft. – Inquire for More Details
- Nearby to Valmont City Park & Boulder Bike Path with Easy Access to Foothills Pkwy, Pearl Pkwy & 55th Street

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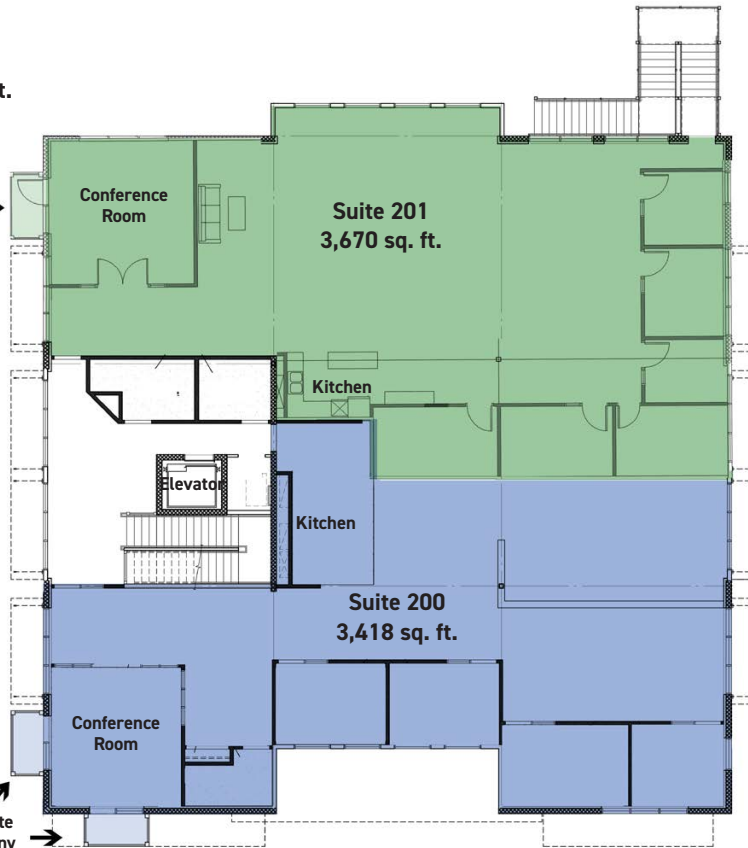
## 2nd Floor



 = 7,088 sq. ft.

Private  
Balcony →

↑  
Private  
Balcony →



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