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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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FLEX | LAB | OFFICE SPACE FOR LEASE

1600 RANGE STREET
BOULDER, COLORADO 80301

Flex / Lab / Office space for lease in a great East Boulder location.

Employees will enjoy quick access to Arapahoe Ave. and short drives to 29th Street Mall, and Downtown Boulder. Short walking distance to many amenities such as Black Belly Restaurant & Market, Ozo Coffee, Pica's Taqueria, Le Frigo, Sherpa Kitchen, Boulder Baked, Snarf's Sandwiches, Uhl's Brewing Company, Vapor Distillery, and Upslope Brewery.

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



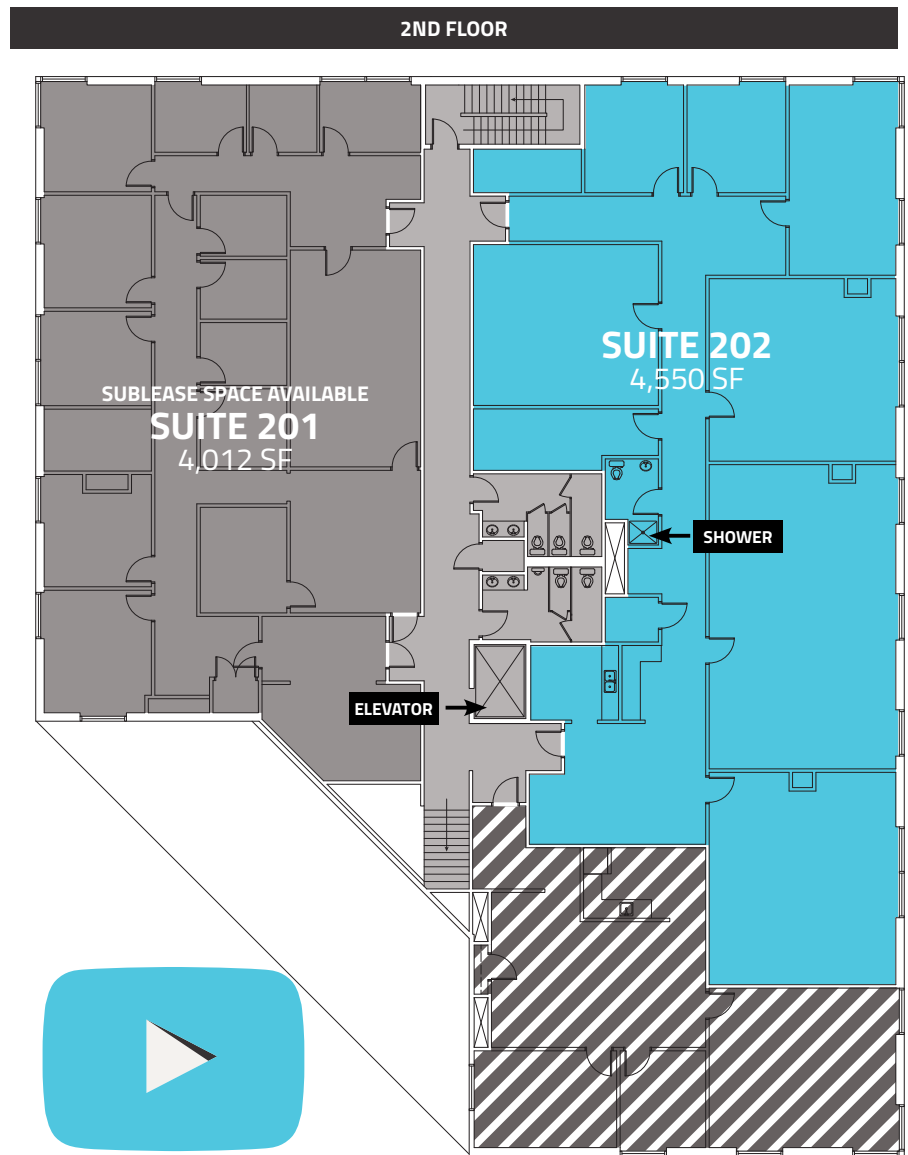
VIRTUAL TOUR
<https://youtu.be/ucWbru19sUc>

TERMS

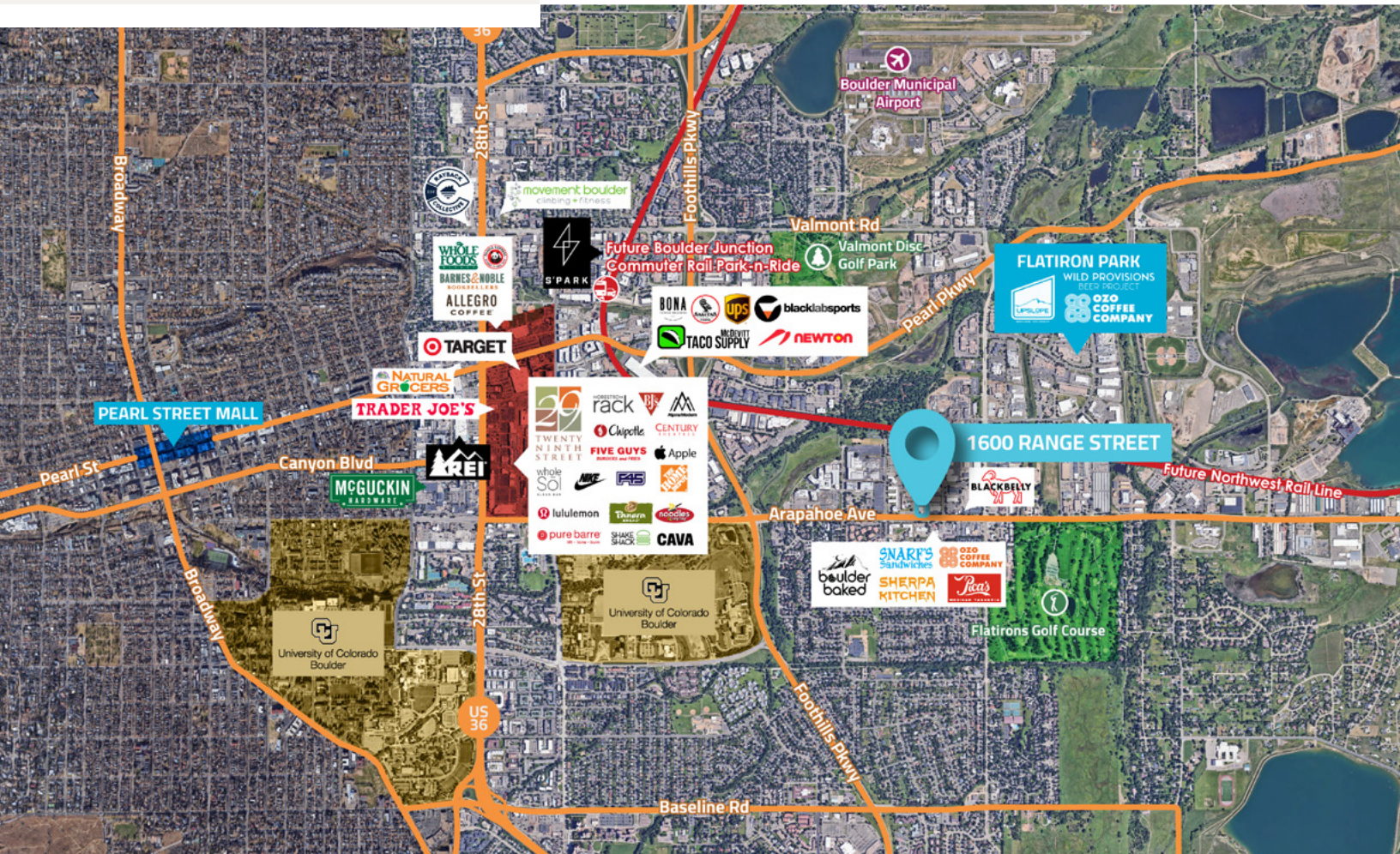
Suite 202:	4,550 SF (Divisible to 2,000 SF)
Lease Rate:	\$14.00 / SF / NNN
Expenses:	\$9.56 / SF (EST. 2025)
Parking:	2:1,000 SF (Plus Street Parking)

PROPERTY FEATURES

- The available suite features three lab rooms with benches/sinks, private offices, a conference room, bullpen, kitchen/breakroom, and private restroom with shower.
- Space may be divided down to 2,000 SF
- Great East Boulder location, easily accessible from Hwy 36 via Foothills Pkwy
- Building signage available
- Great proximity to amenities such as Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery.



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.




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