



NOW OWNED AND MANAGED BY
 **FLYWHEEL CAPITAL**

COMMITTED TO CREATING AND MAINTAINING A PLACE TO PROMOTE WELLNESS!

Improvements completed: Parking lot resealed and striped, new carpeting, new flooring, and furniture



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OFFICE SPACE FOR LEASE

**2955-2975 VALMONT ROAD
 BOULDER, COLORADO 80301**

Office suites available ideal for wellness uses! There are many like-minded wellness users at 2955-2975 Valmont Road. The Property is in a central Boulder location with fantastic access to many nearby amenities. These suites consist of several private offices with an abundance of natural light, and some with mountain views! Recent tranquil interior remodels include bathrooms and newly furnished common areas. On the exterior, the parking lot has recently been resealed and striped. The property has new ownership with a focus on building improvements for the local wellness community.

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

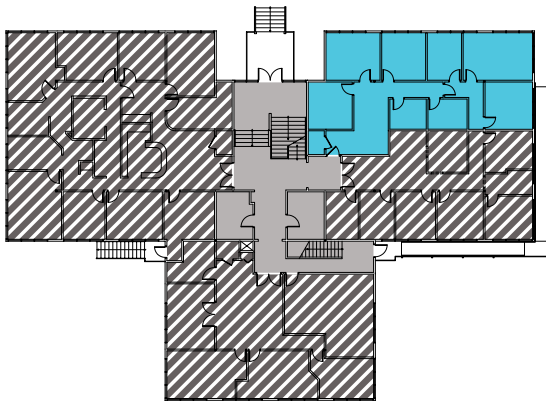
TERMS

2975 Suite 200:	1,778 SF
2975 Suite 300:	1,900 SF
2955 Suite 300:	1,887 SF
Lease Rate:	\$19.00 / SF / NNN
Expenses:	\$11.37 / SF (Est. 2025)

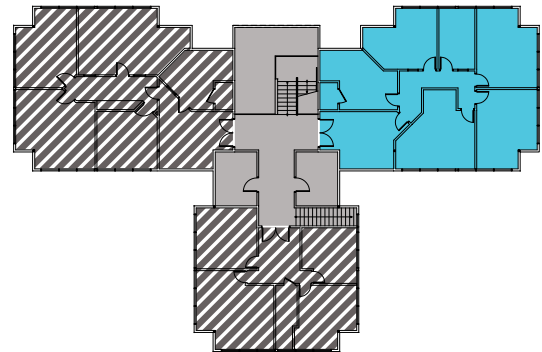
PROPERTY FEATURES

- Spectacular flatiron views
- Abundant natural light
- Comcast & CenturyLink available
- Plenty of available parking
- Central location at the corner of Valmont Road and 30th Street
- Numerous amenities nearby
- Adjacent to a multi-use path

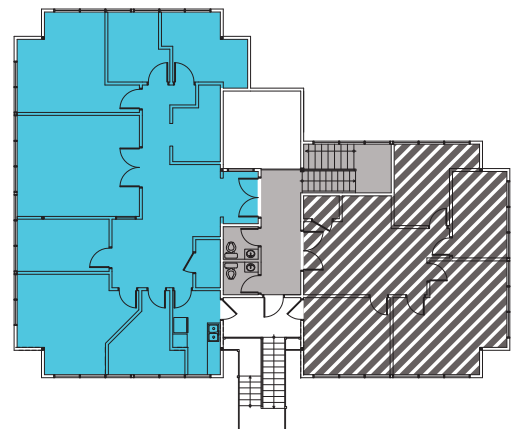
BUILDING 2975 - 2ND FLOOR, SUITE 200 - 1,778 SF



BUILDING 2975 - 3RD FLOOR, SUITE 300 - 1,900 SF



BUILDING 2955 - 3RD FLOOR, SUITE 300 - 1,887 SF

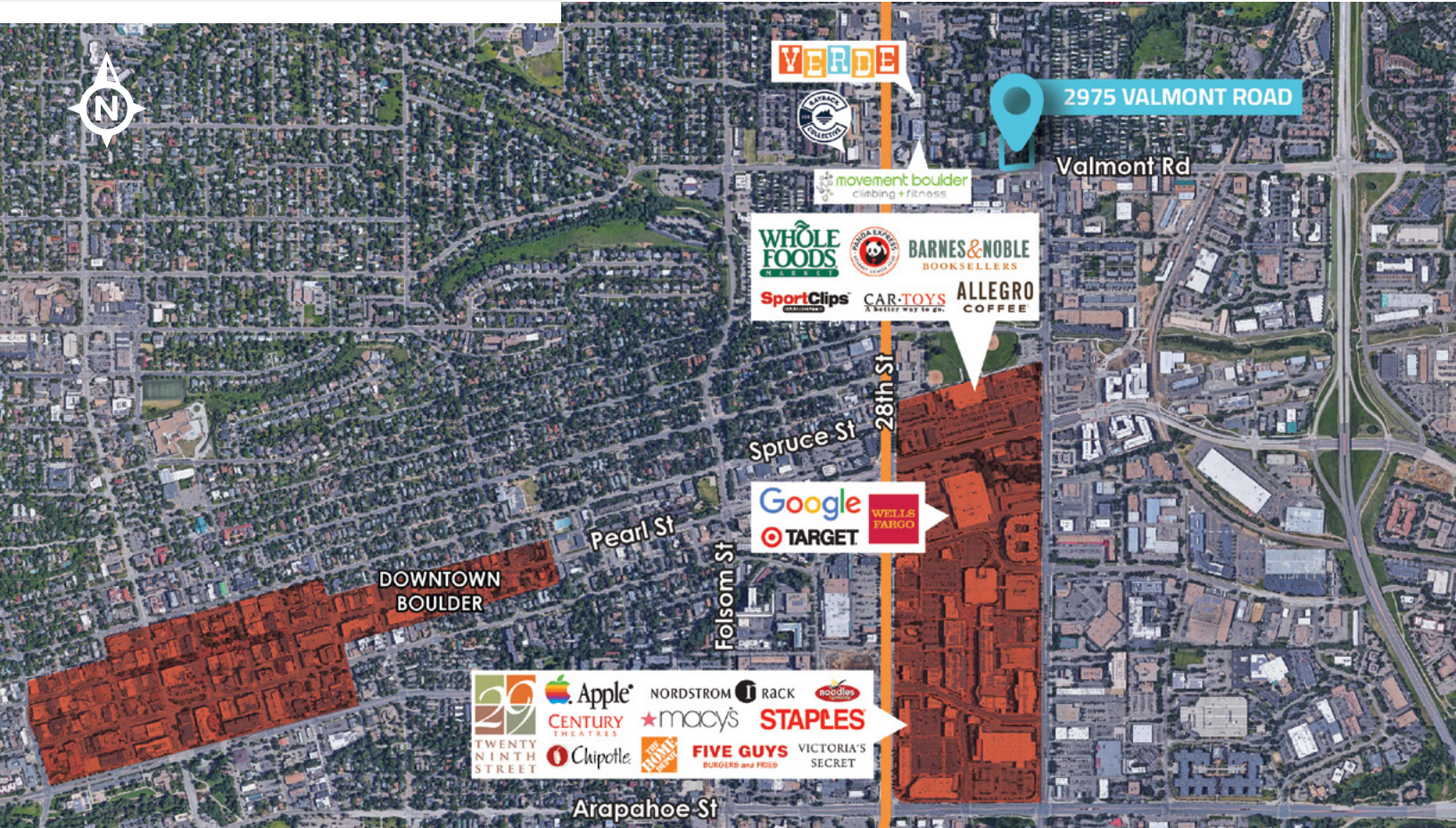


LOBBY

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Owned and Managed
by Flywheel Capital, LLC

