3020 CARBON PLACE, SUITE 202
BOULDER, COLORADO 80301

www.deancallan.com

DEAN CALLAN & COMPANY INC

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

2ND-FLOOR OFFICE CONDO FOR SALE OR LEASE

Discover a fantastic 2nd-floor corner office condo for sale or lease in the vibrant Steel Yards of Boulder. This versatile space is elevator-accessible and perfectly suited for office, medical, wellness, creative studio, or other professional uses, offering a turnkey layout with modern amenities and prime convenience.

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

VIRTUAL TOUR
https://youtu.be/K4-fCx7_blo

DEAN CALLAN
& COMPANY INC

HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

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

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.

LOCATION

RAYBACK COLLECTIVE
28th St
movement boulder
climbing + fitness
S'PARK
Valmont Rd
WHOLE FOODS MARKET
PANDA EXPRESS
BARNES & NOBLE BOOKSELLERS
ALLEGRO COFFEE
3020 CARBON PLACE
Future Boulder Junction
Commuter Rail Park-n-Ride
TARGET
NATURAL GROCERS
TRADER JOE'S
Broadway
Spruce St
Pearl St
DOWNTOWN BOULDER
Folsom St
REI
McGUCKIN HARDWARE
TWENTY NINTH STREET
NORDSTROM rack
BJ's
Alpine Modern
Chipotle
CENTURY THEATRES
FIVE GUYS BURGERS and FRIES
Apple
whole Sol BLEND BAR
NIKE
F45
THE HOME DEPOT
lululemon
Panera BREAD
noodles & company
pure barre lift · tone · burn
SHAKE SHACK
CAVA
Future Northwest Rail Line
Foothills Pkwy
Arapahoe St
University of Colorado Boulder
University of Colorado Boulder

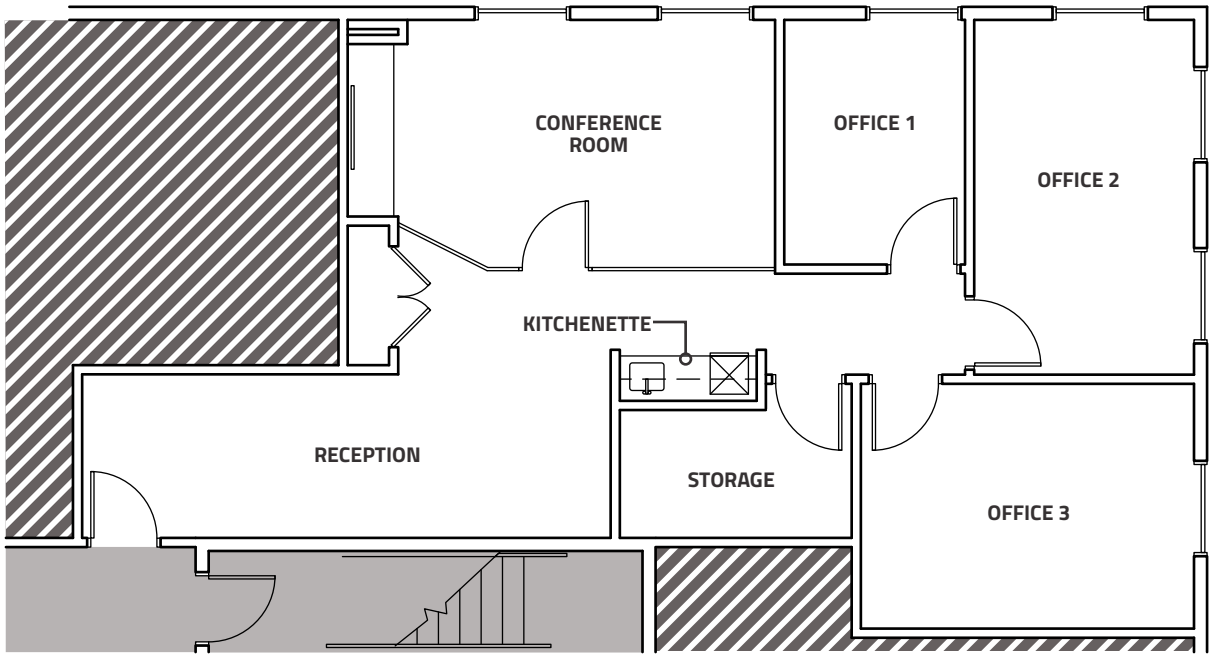
TERMS

Suite 202:	1,240 SF
Price:	$499,000 ($402.42 / SF)
Lease Rate:	$19.00 / SF / NNN
Expenses:	$20.01 / SF (Includes Utilities)

PROPERTY FEATURES

- **Configured for Efficiency:** Includes a welcoming reception area, three private offices, a conference room, kitchenette, and dedicated storage room
- **Building Perks:** Elevator access, bike storage, and a convenient shower room
- **Parking Included:** Two reserved spaces, with one covered
- **Unbeatable Location:** Quick access to the Transit Center, 29th Street Mall, and a wealth of nearby amenities

FLOOR PLAN


CONFERENCE ROOM
OFFICE 1
OFFICE 2
KITCHENETTE
RECEPTION
STORAGE
OFFICE 3

WHY BOULDER?

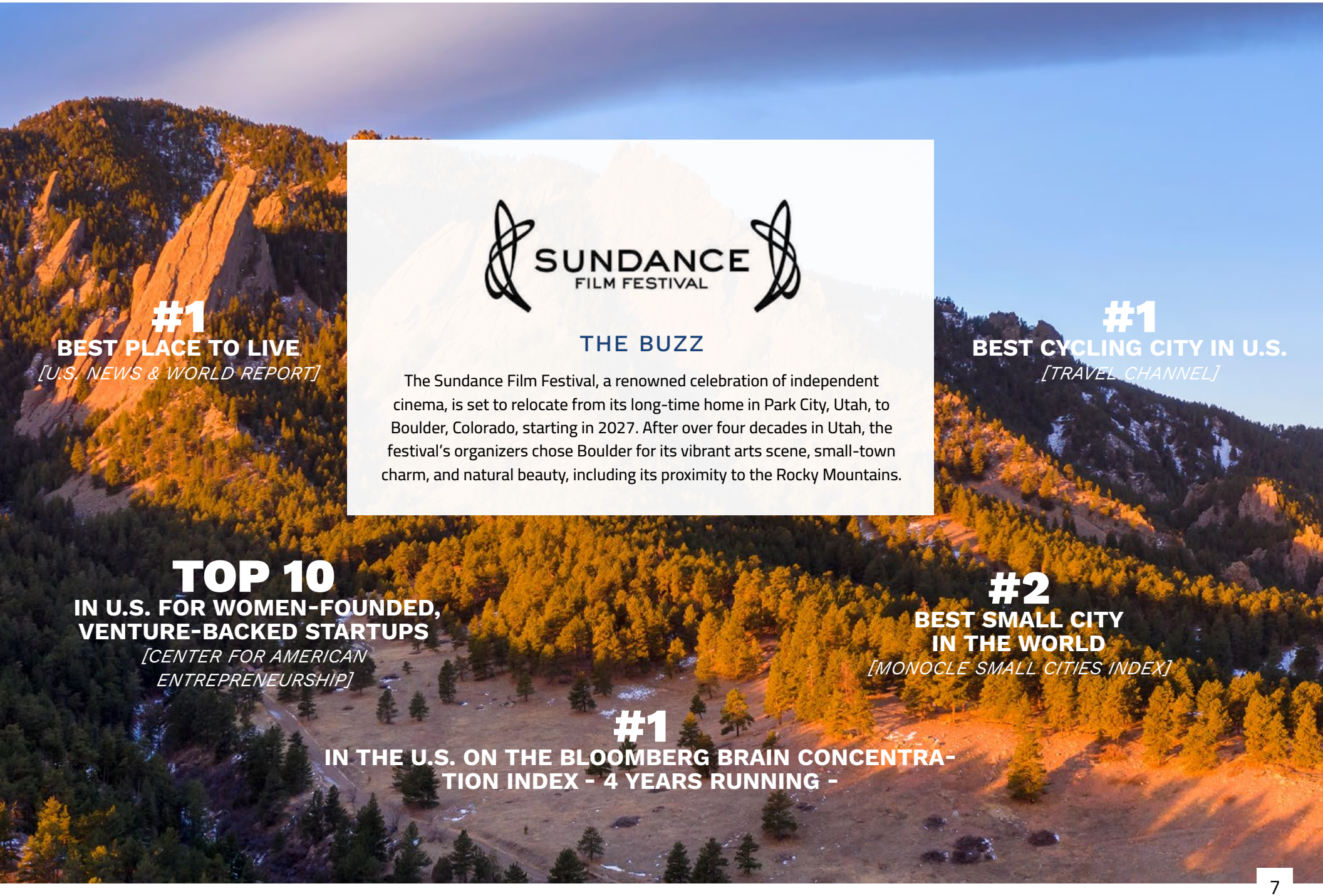
With 300 days of sunshine per year, numerous activities within it's backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

Boulder, Colorado, stands out as an exceptional place to live and work due to its unparalleled natural beauty and outdoor lifestyle. Nestled at the foothills of the Rocky Mountains, the city offers breathtaking views and immediate access to world-class hiking, biking, and skiing opportunities. The city's temperate climate, boasting 300 days of sunshine annually, ensures year-round enjoyment of its outdoor offerings, making it a haven for active individuals and families alike.

Beyond its scenic allure, Boulder fosters a vibrant, innovative community that appeals to professionals and entrepreneurs. Home to the University of Colorado Boulder and a thriving tech and startup scene, the city attracts forward-thinking minds and offers abundant career opportunities. A robust network of aerospace, biotech, and renewable energy firms, contribute to a dynamic economy.

Boulder's cultural richness and small-town charm elevate its appeal as a premier destination to call home. The city boasts a lively arts scene, with venues like the Boulder Theater and a bustling downtown Pearl Street Mall filled with local shops, farm-to-table restaurants, and craft breweries. Community events, such as the Boulder International Film Festival and farmers' markets, foster a tight-knit, welcoming atmosphere. Coupled with top-tier schools, low crime rates, and a focus on wellness, Boulder seamlessly blends the energy of a growing city with the warmth of a close community, making it an unrivaled place to live and work.



SUNDANCE FILM FESTIVAL

THE BUZZ

The Sundance Film Festival, a renowned celebration of independent cinema, is set to relocate from its long-time home in Park City, Utah, to Boulder, Colorado, starting in 2027. After over four decades in Utah, the festival's organizers chose Boulder for its vibrant arts scene, small-town charm, and natural beauty, including its proximity to the Rocky Mountains.

#1
BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1
BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP 10
IN U.S. FOR WOMEN-FOUNDED, VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

#2
BEST SMALL CITY IN THE WORLD
[MONOCLE SMALL CITIES INDEX]

#1
IN THE U.S. ON THE BLOOMBERG BRAIN CONCENTRATION INDEX - 4 YEARS RUNNING -

3020 CARBON PLACE, SUITE 202

follow us

DEAN CALLAN & COMPANY INC

HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

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