

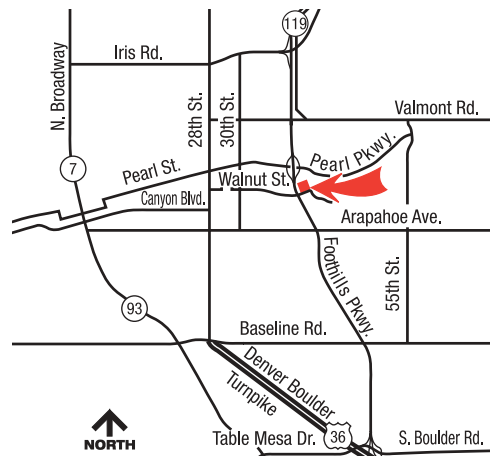
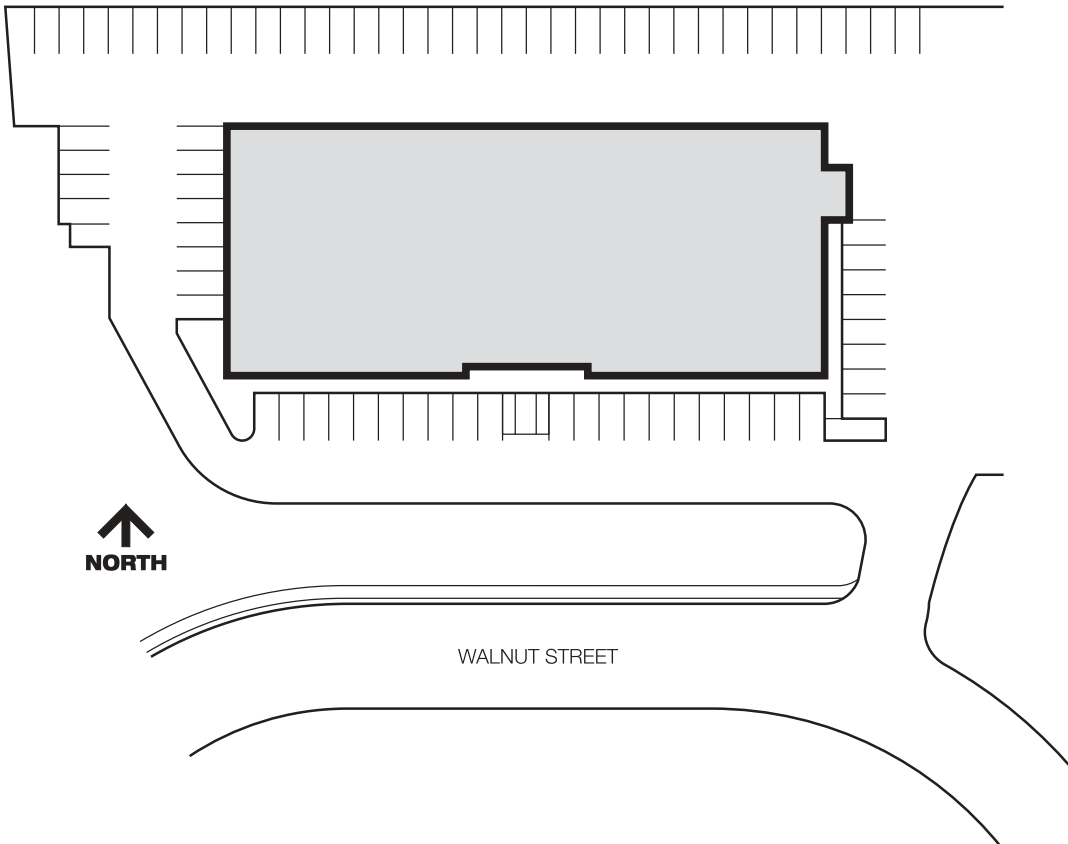


WALNUT[®] businessCENTER

4725 Walnut Street
Boulder, CO 80301

26,078 Sq. Ft.

Office / Flex



Key Features:

- Exceptional central Boulder location
- Distinctive two-story building with quality finishes throughout, with option of dock doors
- Attractive landscaping
- Ample staff and visitor parking
- Prominent monument signage available
- Completely finished as office space
- Fiber-optic capabilities with substantial bandwidth capacity
- Centrally located in city of Boulder with great access to Arapahoe Road, Foothills Parkway and I-36
- Highly skilled employee base
- Close proximity to quality residential communities, restaurants & support services
- Minutes from dynamic University of Colorado, East Campus Research Park
- Close to Boulder Trail System
- Local ownership
- Responsive, professional management

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