

4700 WALNUT STREET

BOULDER, CO 80301

PRICE REDUCTION!

OFFERED AT

~~\$2,000,000~~
\$1,750,000

BUILDING SIZE

5952 SF

Lot size 22,552 SF

TYPE

OFFICE

ZONING

**IG - INDUSTRIAL
GENERAL**

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



RIDE THE (RADIO) WAVES

If walls could talk, 4700 Walnut would have stories to tell. Home to KGNU for decades, this Boulder classic has been broadcasting creativity, culture, and community from the heart of the Walnut corridor. Now it's ready for its next act. Freestanding, visible, and perfectly positioned between downtown buzz and East Boulder innovation, this property offers a stage for whatever comes next—creative office, mission-driven HQ, studio space, or something entirely new. Plug into the energy of Boulder's entrepreneurial spirit and make 4700 Walnut the place where your next big idea goes live.

PROPERTY HIGHLIGHTS

- Single story stand-alone building
- Excellent owner-occupant opportunity
- 22 parking spaces
- 8 offices + large meeting area + 4 recording rooms + kitchen

**OWNER - OCCUPANT
OPPORTUNITY**

HEIDI SCHAMBER

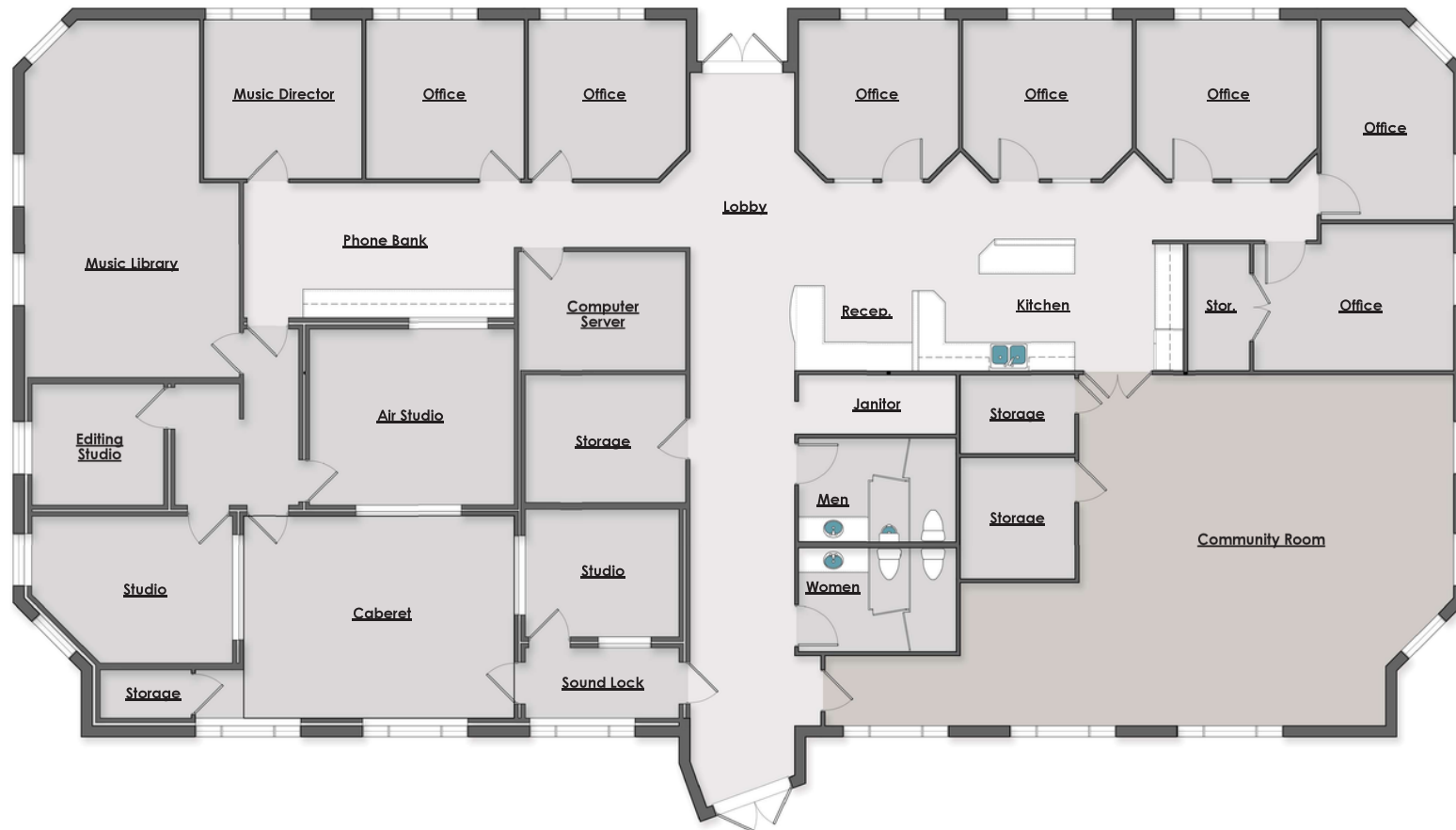
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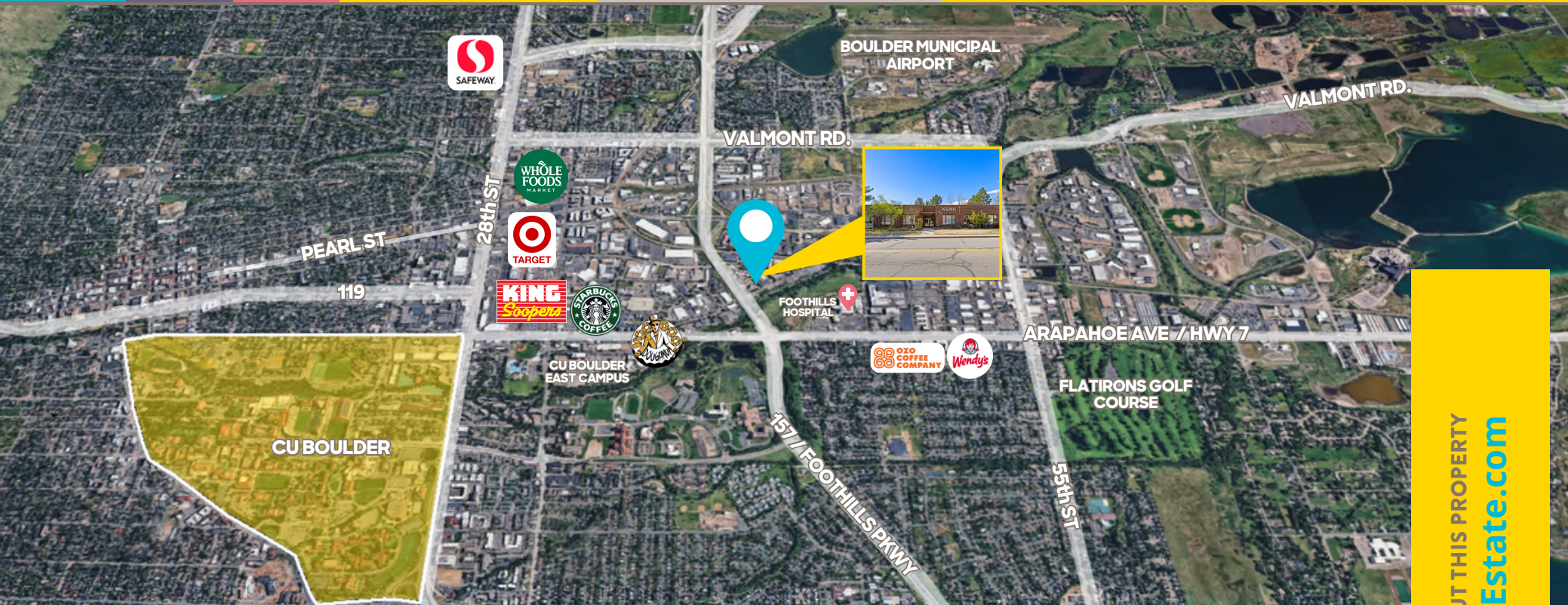
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BOULDER AT-A-GLANCE



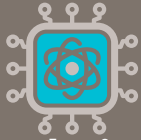
**106,800
Population**



**75%+ College
Educated Workforce**



**115K Employees
within 5 Miles**



**50K+ Jobs in Tech,
Aerospace & Biosciences**



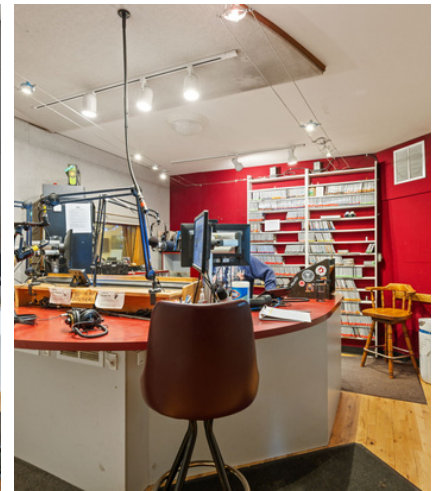
**<5% Vacancy in
Office/Flex**

SUNDANCE BOULDER - COMING SOON!

**Sundance
Film Festival
2027**

Beginning in 2027, Boulder will host the globally recognized Sundance Film Festival, bringing significant national attention and economic activity, and citywide screenings, premieres, and activations.

- 10 Day international festival
- 100,000 + Annual Attendees
- 140+ Films/projects showcased annually



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