



4755 Walnut Street

Suite B, Boulder, CO

Creative Office / Flex / R&D Space with Dock Access

Chris Boston, CCIM, MBA

cboston@gibbonswhite.com
(303) 586-5930

Kegan McNutt

kegan@gibbonswhite.com
(303) 586-5929

www.gibbonswhite.com

Property Info & Gallery

View Map

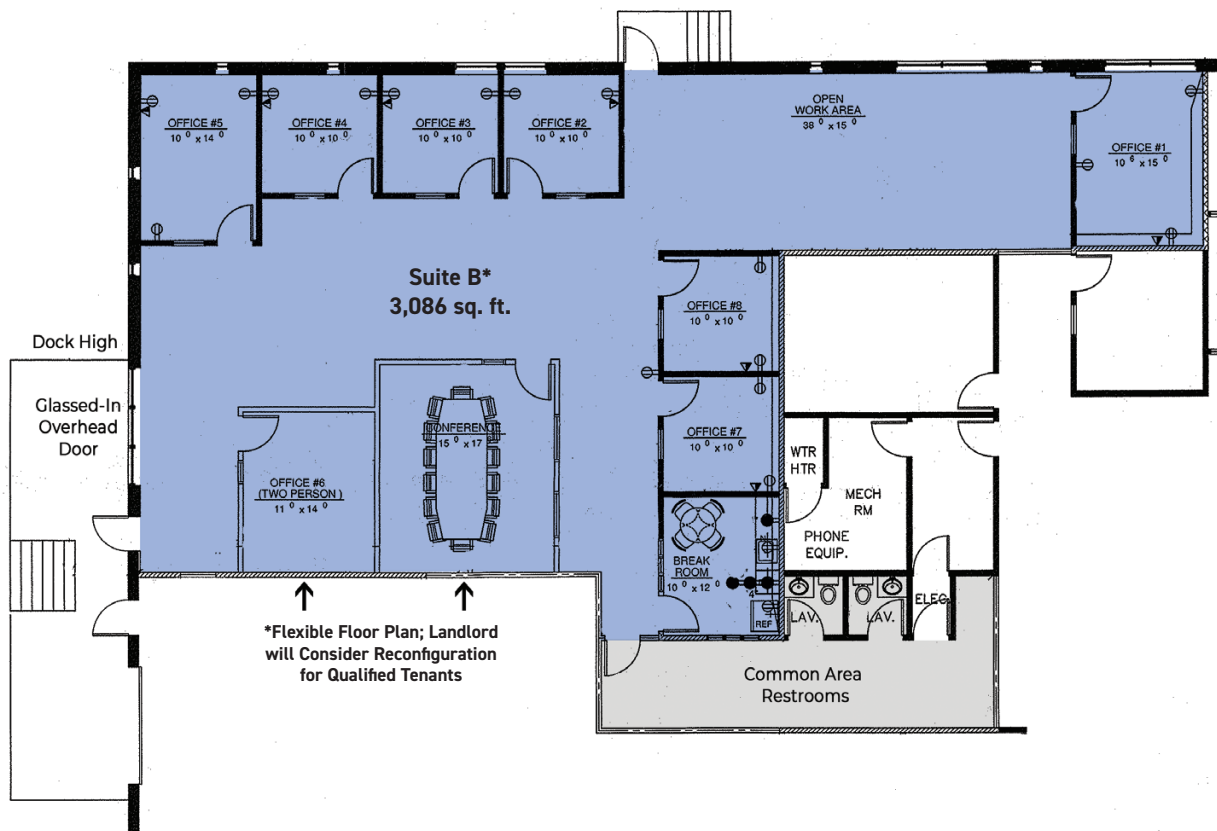
- Net Zero Building with 65 KW Solar, High-Efficiency HVAC, & LED Lighting; Estimated Electrical Savings of Approximately \$1.00+ PSF/Year Passed Through to Tenants.

Available Space	2,990 - 3,086 sq. ft.
Lease Rate / sq. ft.	\$21.50 NNN \$14.50 NNN
Expenses / sq. ft.	\$11.28*

**Not Including Utilities and Trash*

- Ideal for Tech, R&D, Lab, Office, or Flex Uses with Ample Parking
- Flexible Suite Configuration with Dock Access (Dock Door Currently Glassed In)
- Space Features Private Offices, Open Bullpen, Conference Room, & Kitchenette
- Nice Natural Light & New Carpet Throughout
- Central Boulder Location Near Twenty Ninth Street Mall – Many Restaurants, Coffee Shops & Other Amenities Nearby
- Great Accessibility to the Boulder Creek Bike Path
- Leasing Special / Incentive Rates = Year 1 \$14.50 NNN, Year 2 \$18.50 NNN, Year 3 Negotiable for Qualified Tenants

© 2026 Gibbons-White, Inc.



© 2026 Gibbons-White, Inc.



- Whole Foods Market
- Target
- Starbucks
- Barnes & Noble
- Torchy's Tacos
- Wild Pastures Burger

- Trader Joe's
- Panera Bread
- CAVA
- Shake Shack
- Chipotle
- Noodles and Company
- Motomaki
- Rakkan Ramen
- Potbelly
- BJ's Brewhouse
- Five Guys
- Apple
- lululemon
- Nike
- Sephora
- Staples
- Nordstrom Rack
- Eddie Bauer

- Walnut Cafe
- January Coffee
- Crunch Fitness
- Walgreens
- Yoga Pod
- Twisted Pine Brewing
- The Spot Boulder Gym
- Black Jack Pizza

- King Soopers
- Starbucks
- Jamba
- Moe's Broadway Bagels
- Best Buy
- Vina Pho & Grill