



NOW OWNED AND MANAGED BY

**FLYWHEEL CAPITAL****COMMITTED TO CREATING AND MAINTAINING A PLACE TO PROMOTE WELLNESS!****\$2500 BROKER BONUS ON ANY FULL-SUITE LEASE WITH A 3+ YR TERM*****CHRISTIAN SMITH****Senior Broker Associate**

720.530.0174

christian@deancallan.com

CRAIG DAVID**Broker Associate**

720.614.5954

craig@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

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.**Broker Bonus only applies to 1,000 plus square feet.*

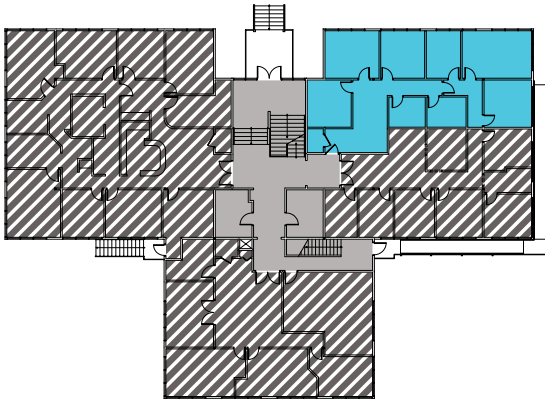
TERMS

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)

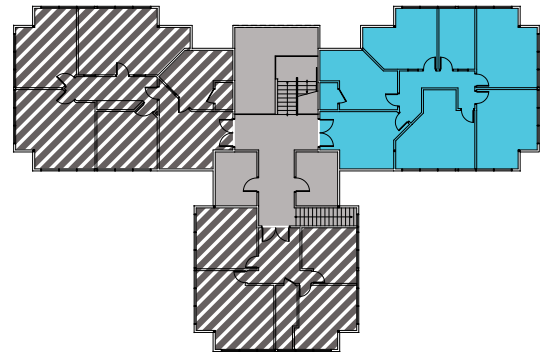
PROPERTY FEATURES

- 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

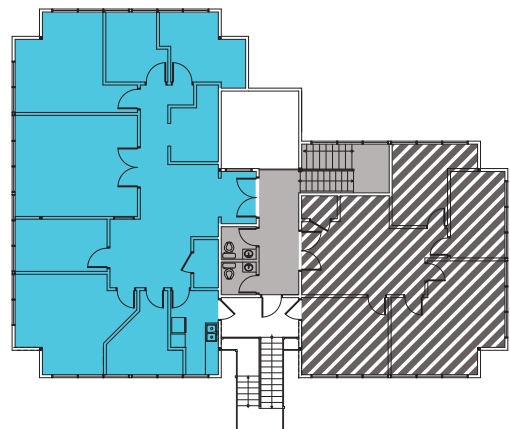
BUILDING 2975 - 2ND FLOOR, SUITE 200 - 1,778 SF



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



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



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.



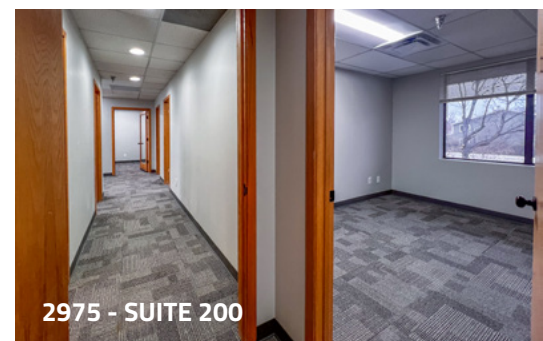
2975 - SUITE 200



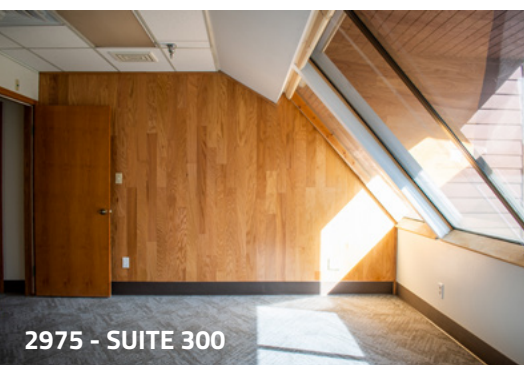
2975 - SUITE 200



2975 - SUITE 200



2975 - SUITE 200



2975 - SUITE 300



2975 - SUITE 300



2975 - SUITE 300

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2955 - SUITE 300



2955 - SUITE 300



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CONCEPTUAL PLANS - BUILDING 2955, SUITE 300



Conceptual plans shown for illustrative purposes only. Tenant to verify specific use and zoning compliance with the City of Boulder. 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.



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Owned and Managed
by Flywheel Capital, LLC

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