



DEAN CALLAN
& COMPANY INC

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

OFFICE SPACE FOR LEASE

**3012 STERLING CIRCLE
BOULDER, COLORADO 80301**

Attractive and customizable 2nd floor office space available. Space is currently built out as fully open floor plan with outdoor deck, elevator access, and common area restrooms.

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



VIRTUAL TOUR
<https://youtu.be/BQaHMI-y1Wk>

TERMS

Suite 201 Size:

2,300 SF

Lease Rate:

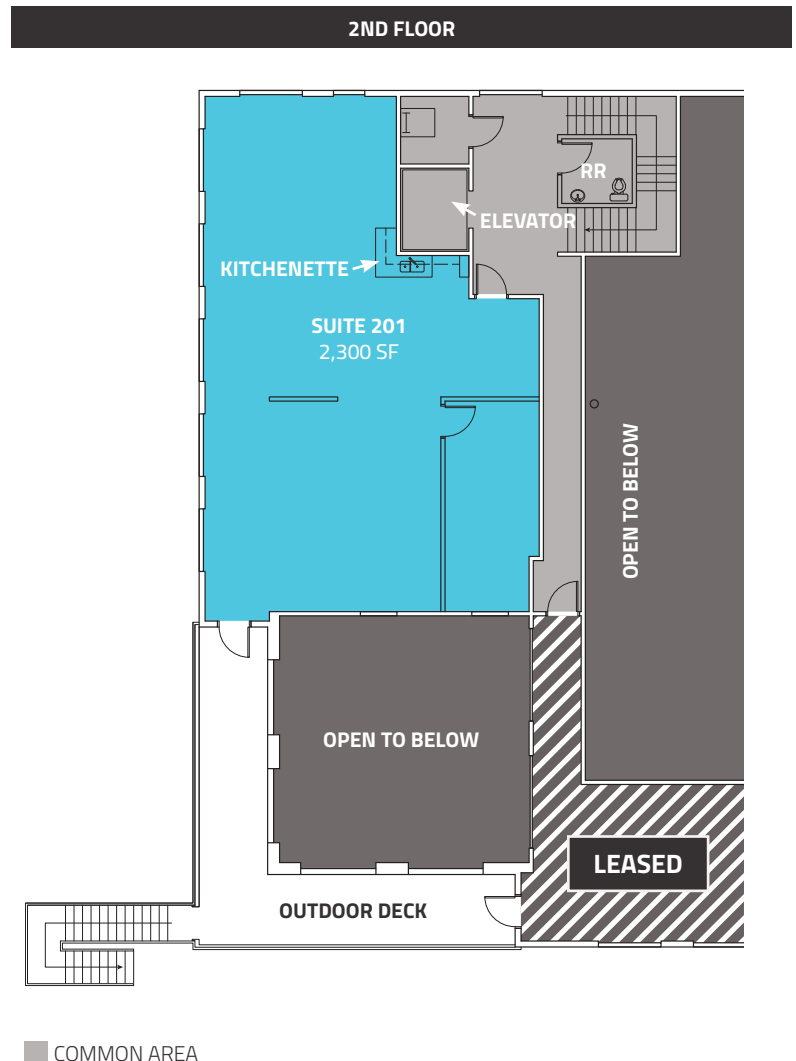
\$13.00 / SF / NNN

Expenses:

\$8.78 / SF (Est. 2026)

PROPERTY FEATURES

- Attractive building with great visibility on Valmont Road
- Signage available
- Suite 201 may be customized to suit tenant's needs
- 20,240 Vehicles per day on Valmont Road



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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