

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

THE BEST VIEWS IN BOULDER

5171 ELDORADO SPRINGS DRIVE, BOULDER, COLORADO 80303

Experience a workplace unlike any other at 5171 Eldorado Springs Drive. This 840-square-foot office suite combines functionality with an exceptional Colorado lifestyle, featuring direct suite access, panoramic Flatiron views, and a premier Boulder location near Eldorado Canyon State Park. Tenants benefit from 24/7 building access, shared break room, a welcoming outdoor patio, and unparalleled proximity to some of the area's most sought-after recreational trails and outdoor destinations.

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

AVAILABLE SPACES & LEASING TERMS:

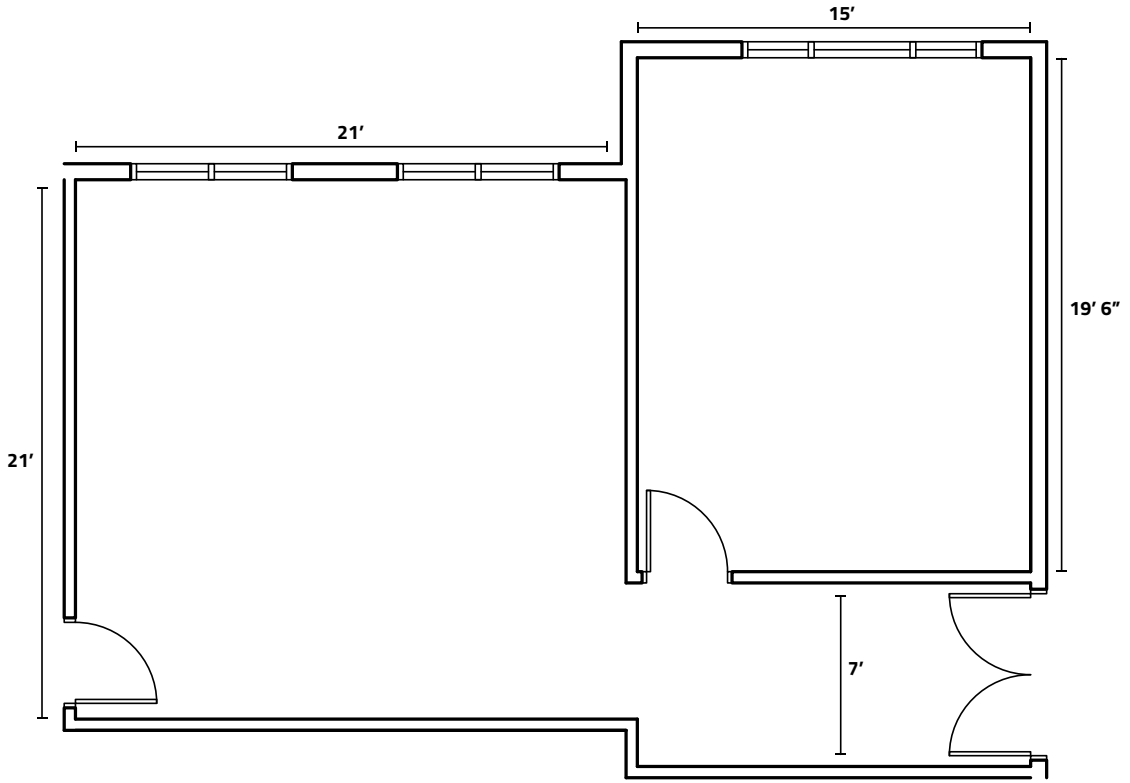
Suite F:	840 SF
Lease Rate:	$2,500 per Month **(Includes Utilities and Internet)**

PROPERTY FEATURES

- Direct suite access from parking lot
- Unparalleled Flatiron views
- Near Eldorado Canyon State Park
- Shared break room
- Common area amenities
- Outdoor patio
- 24/7 tenant access
- Immediate access to hiking, biking, climbing, and outdoor recreation
- Unique Boulder office environment with exceptional natural surroundings



SUITE F | FLOOR PLAN




EXIT






DOWNTOWN BOULDER
BOULDER
Cosmo's Pizza
Sprouts Farmers Market
Cafe Mexicali
King Soopers
Mountain Sun
Snarf's Sandwiches
Broadway Bagel
Whole Foods Market
CO 7
LAFAYETTE
US 36
LOUISVILLE
US 287
Target
Costco Wholesale
Michaels
OfficeMax
T.J.maxx
PetSmart
Whole Foods Market
Panera Bread
Panda Express
Chuck E. Cheese's
5171 Eldorado Springs Drive
SUPERIOR
NW PARKWAY
Red Robin
GameStop
Tokyo Joe's
2nd & Charles
Häagen-Dazs
Crate&Barrel
macy's
Gordon Biersch
FOREVER 21
amc theatres
P.F. Chang's
AEROPOSTALE
HOLLISTER
Pottery Barn
Williams Sonoma
Eddie Bauer
J.CREW
OLD NAVY
DICK'S
Yankee Candle
Bath & Body Works
CO 93
Eldorado Canyon State Park
Walmart
FIVE GUYS
Jason's Deli
POPEYES
DSW
BENIHANA
corepower YOGA
SAFEWAY
BOSS LADY PIZZA
SUP TOWN
Great Clips
Interlocken Golf Club
BROOMFIELD
CO 128
Rocky Mountain Metropolitan Airport
Walnut Creek Golf Preserve

MOUNTAIN VIEWS FROM WEST FACING WINDOWS OF THE SUITE





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