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FLEX INDUSTRIAL & HIGH-TECH OFFICE SPACE FOR LEASE

4775 WALNUT STREET
BOULDER, COLORADO 80301

Be part of a major tech hub/oasis in Central Boulder. 4775 Walnut is located just east of Foothills Parkway. Tenants enjoy the quiet peaceful campus like atmosphere with unobstructed views of the flatirons, convenient access to the Boulder Creek bike path, and a quick drive to the bustling 29th Street Mall. **Just 10 minutes from anywhere in Boulder either by bike or vehicle.**

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

TERMS

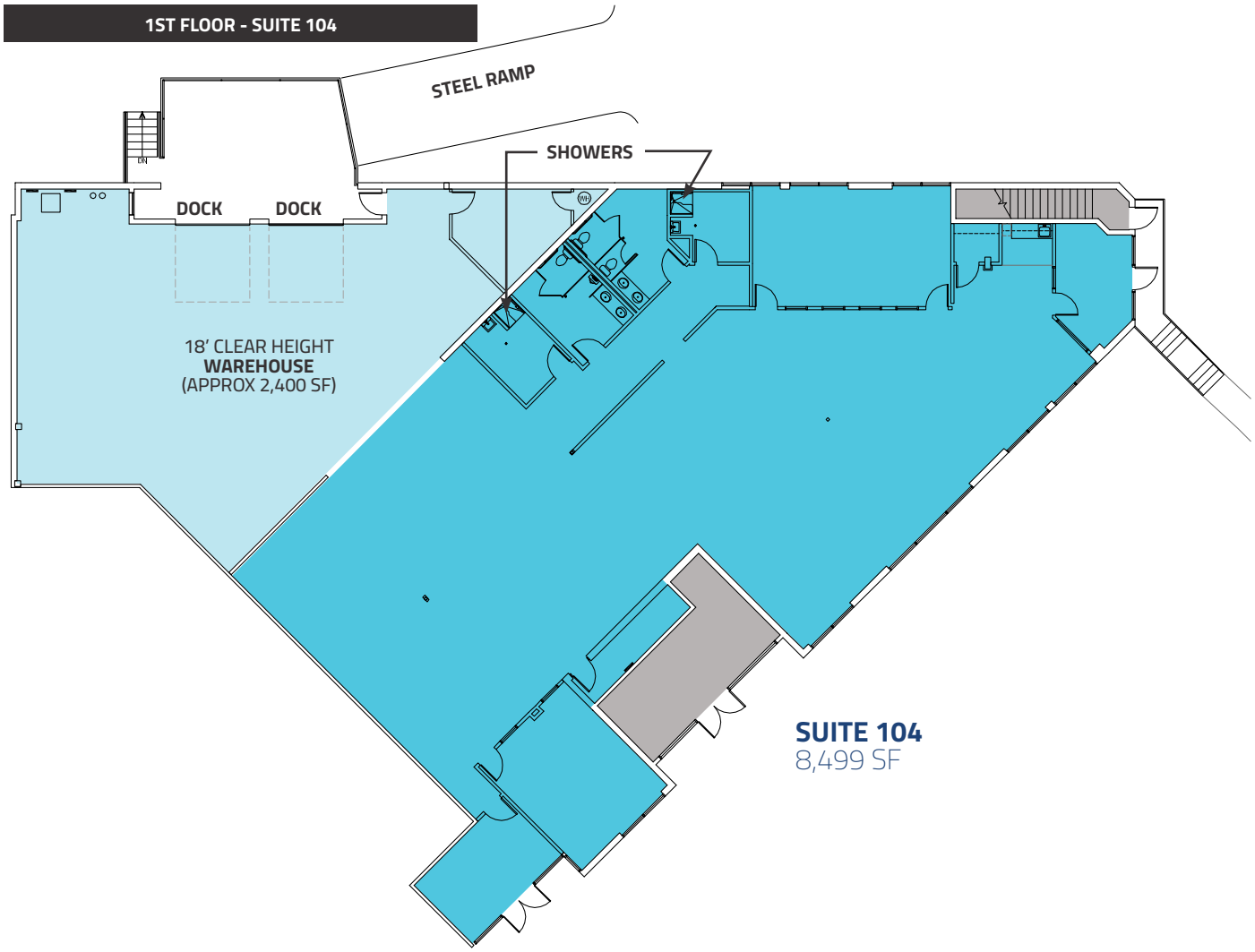
Suite 104:	8,499 SF (1st Floor, Dock & Ramp) Available: NOW
Suite 200:	5,549 SF (2nd Floor Office) Available: NOW
Lease Rate:	$18.00 / SF / NNN
Expenses:	$11.56 / SF + Utilities (Est. 2026)

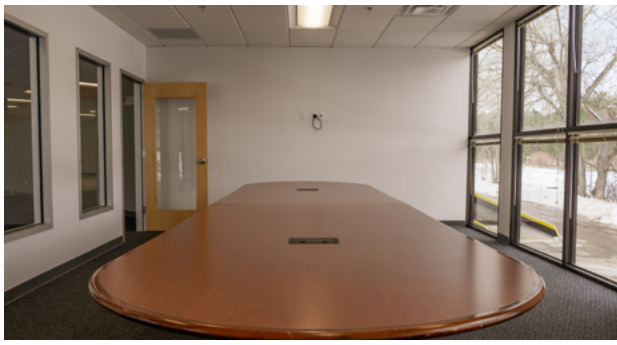
PROPERTY FEATURES

- Suite 104 is a flex industrial space with a large open bullpen, two conference rooms, two shower rooms with in-suite restrooms, and a loading dock currently fitted with a steel ramp and two glass overhead loading doors.
- Suite 200 has nine offices, a conference room, and a kitchen. The highlight of the space is its second-floor end-cap location with beautiful mountain views.
- Suite 210 is a second-floor office space with 12 private offices lining large open bullpens, a large conference room, and a kitchenette. The suite has great views of the Flatirons with floor-to-ceiling glass.
- Access to common area showers
- Electric car charging stations
- Immediate bike path access (Boulder Creek Path)
- Elevator

FLOOR PLAN

www.deancallan.com





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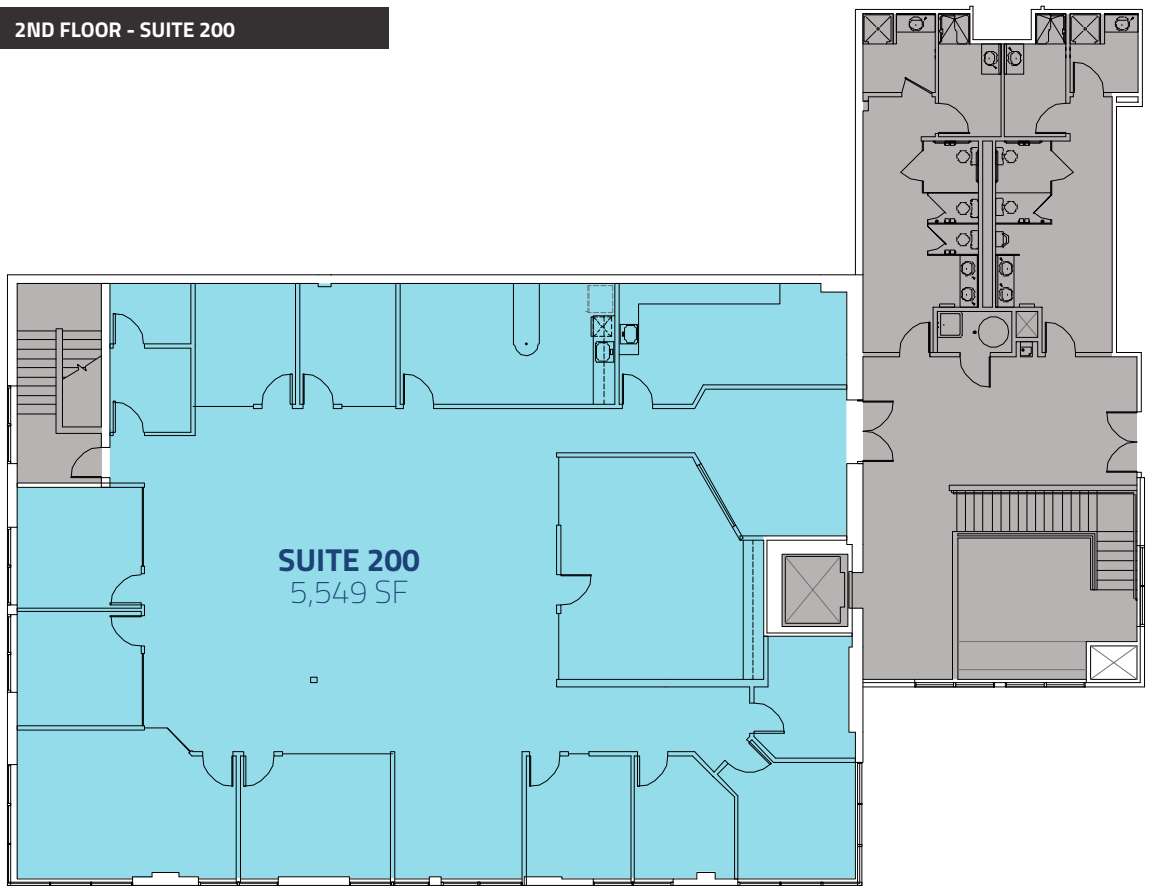
2ND FLOOR - SUITE 200



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DISCOVER THE BOULDER CHIPS ZONE

The Boulder CHIPS Zone is at the forefront of a nationwide effort to rejuvenate and expand the U.S. semiconductor industry—a critical pillar for maintaining technological leadership and economic stability. Aligned with the goals of the CHIPS Act, this initiative channels substantial federal funding and incentives into semiconductor manufacturing, research, and development.

For more information visit: https://oedit.colorado.gov/chips-zones-program

WHY BOULDER MATTERS

Boulder's designation as a CHIPS Zone underscores its strategic position within the semiconductor value chain. As a key player in the national drive to fortify domestic chip production and innovation, Boulder offers:

1. **State Tax Credits:** Attractive incentives for semiconductor companies, making Boulder an ideal hub for business growth and investment.
2. **Federal Support:** Local firms gain access to significant federal incentives, fostering a competitive and innovative business environment.
3. **Collaboration Opportunities:** By facilitating partnerships among businesses, academic institutions, and government entities, the CHIPS Zone accelerates advancements in semiconductor manufacturing and workforce development.

Boulder: Where innovation meets opportunity. Join us in shaping the future of semiconductor production and innovation!

WHAT ARE THE BENEFITS?

- Business facility new employee tax credit – **$1,100 per job**
- Business personal property tax credit – **3% of qualifying investment**
- Commercial vehicle investment tax credit – **1.5% of purchase price**
- Job training tax credit – **12% of costs**
- Research and development tax credit – **3% of expenses**

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