



3002 Sterling Circle

Boulder, CO

Creative Office/Flex Space for Lease or Sale in Boulder

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Property Info & Gallery

View Map

Leasing Incentive!

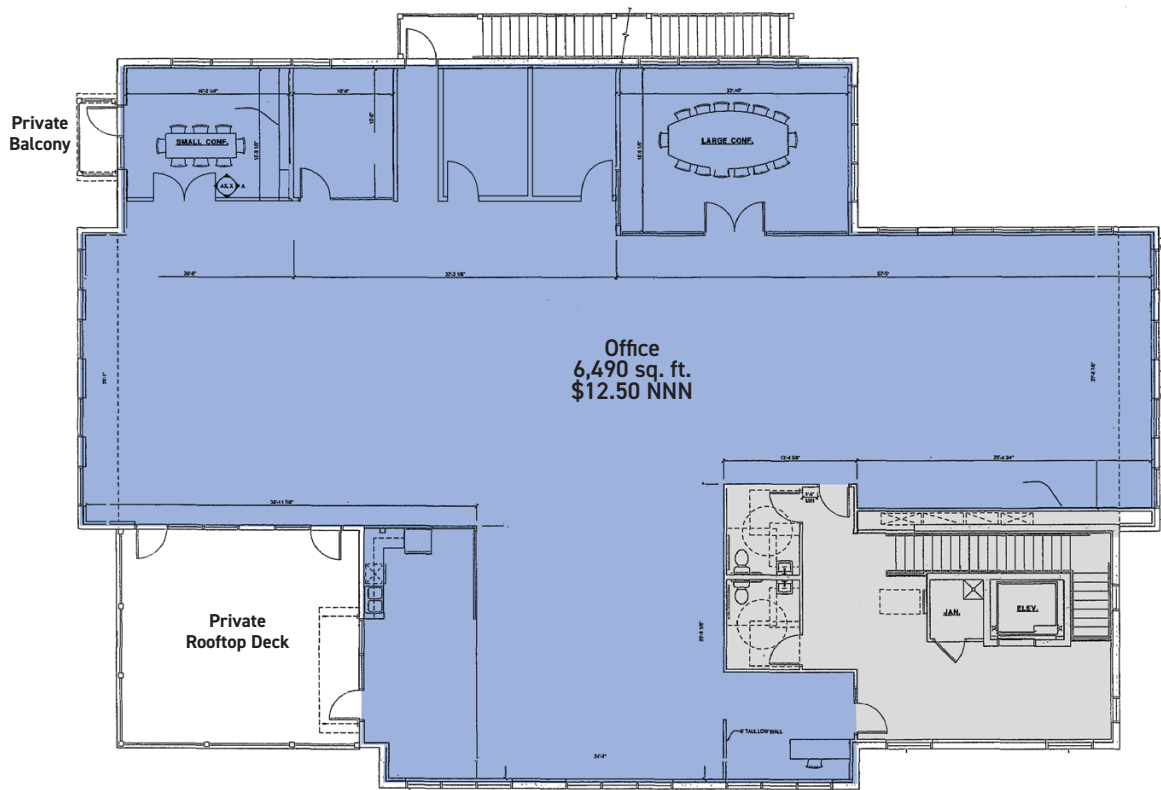
Building Size	13,397 sq. ft.
Sale Price	\$4,019,100 (\$300 / sq. ft.)
Available Space	6,490 - 10,239 sq. ft.
Lease Rate / sq. ft.	\$17.50 - \$18.50 \$12.50 NNN
Expenses / sq. ft.	\$11.16*

**Not Including Electric or Interior Janitorial*

- **Leasing Incentive Rate of \$12.50 NNN for Year 1, Year 2 Rate of \$16.50 NNN, 3% Thereafter for any 3+ Year Lease Terms**
- Excellent Owner-User Opportunity to Occupy up to 10,239 sq. ft. with Potential to Expand into an Additional 3,158 sq. ft. - First Floor Tenant May be Willing to Terminate Their Lease Early if Required to Occupy the Full Building of 13,397 sq. ft.
- Space Consists of Approx. 70% Office & 30% Flex / Warehouse
- Office Space is Located on the Entire Second Floor with a Mostly Open Layout with Several Conference Rooms, Small Meeting Rooms, Kitchen & Large Private Deck
- Office Space Features Tall, Exposed Ceilings with Large Windows that Wrap the Space & Great Western Views
- Warehouse Space is Located on the First Floor with Drive-In Door Access, 16' Clear Height, Production Rooms & Private Locker Rooms with Showers
- Building Features Solar & Savings are Passed on to the Tenants
- Potential to be Combined with Building to the West, 3005 Sterling Circle, for up to an Additional 7,088 sq. ft. - Inquire for More Details
- Great Boulder Location - Excellent Visibility Along Valmont Rd & Potential for Exterior Building Signage

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2nd Floor

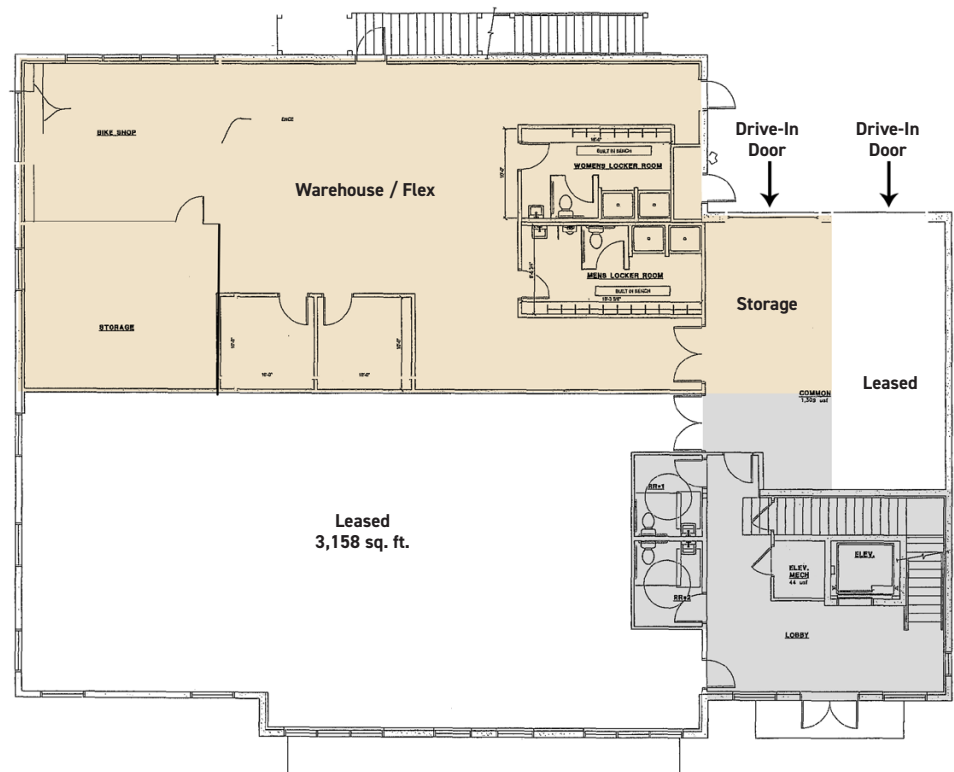


1st Floor

6,490 sq. ft.
\$12.50 NNN

+ = 10,239 sq. ft.
\$12.50 NNN

Common Area





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