# SHORT TERM DEALS AVAILABLE

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# OFFICE/FLEX SPACE FOR LEASE

## 4720 WALNUT STREET BOULDER, COLORADO 80301

Discover the epitome of versatility at 4720 Walnut Street, where one to two-story office/flex spaces are available for lease. The flexible floor plans cater to a spectrum of needs, providing an ideal environment for both office and R&D users. As part of a thriving tech hub in Central Boulder, Tierra Business Center offers a tranquil yet connected atmosphere with unobstructed views of the flatirons and swift access to the adjacent Boulder Creek bike path. A quick drive brings you to the vibrant 29th Street Mall, ensuring that everything Boulder has to offer is within easy reach. Whether by bike or vehicle, enjoy a quick 10-minute commute to anywhere in Boulder from this distinctive business center.

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

## TERMS

**Space Available:**
Suite 100: 8,250 SF
Suite 105: 5,690 SF
Suite 106: 9,607 SF
Suite 200: 5,633 SF

**Lease Rate:**
Negotiable

**Expenses:**
$10.30 / SF (Est. 2026)

## PROPERTY FEATURES

- One to two-story office/flex spaces available for lease
- Flexible floor plan accommodating creative office, light manufacturing, life science, and R&D users
- Located within the serene Tierra Business Center in central Boulder
- Mature landscaping and nearby shops and restaurants enhance the work environment
- Seamless access to the Boulder Creek path for a refreshing escape
- Part of a major tech hub in Central Boulder, east of Foothills Parkway
- Unobstructed views of the flatirons provide an inspiring backdrop
- Quick drive to the bustling 29th Street Mall
- Easy access to the Boulder Creek bike path
- Convenient 10-minute commute to anywhere in Boulder, whether by bike or vehicle
- Close proximity to Boulder Community Health

*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.*

# TIERRA BUSINESS CENTER

4720 WALNUT STREET, BOULDER, CO 80301

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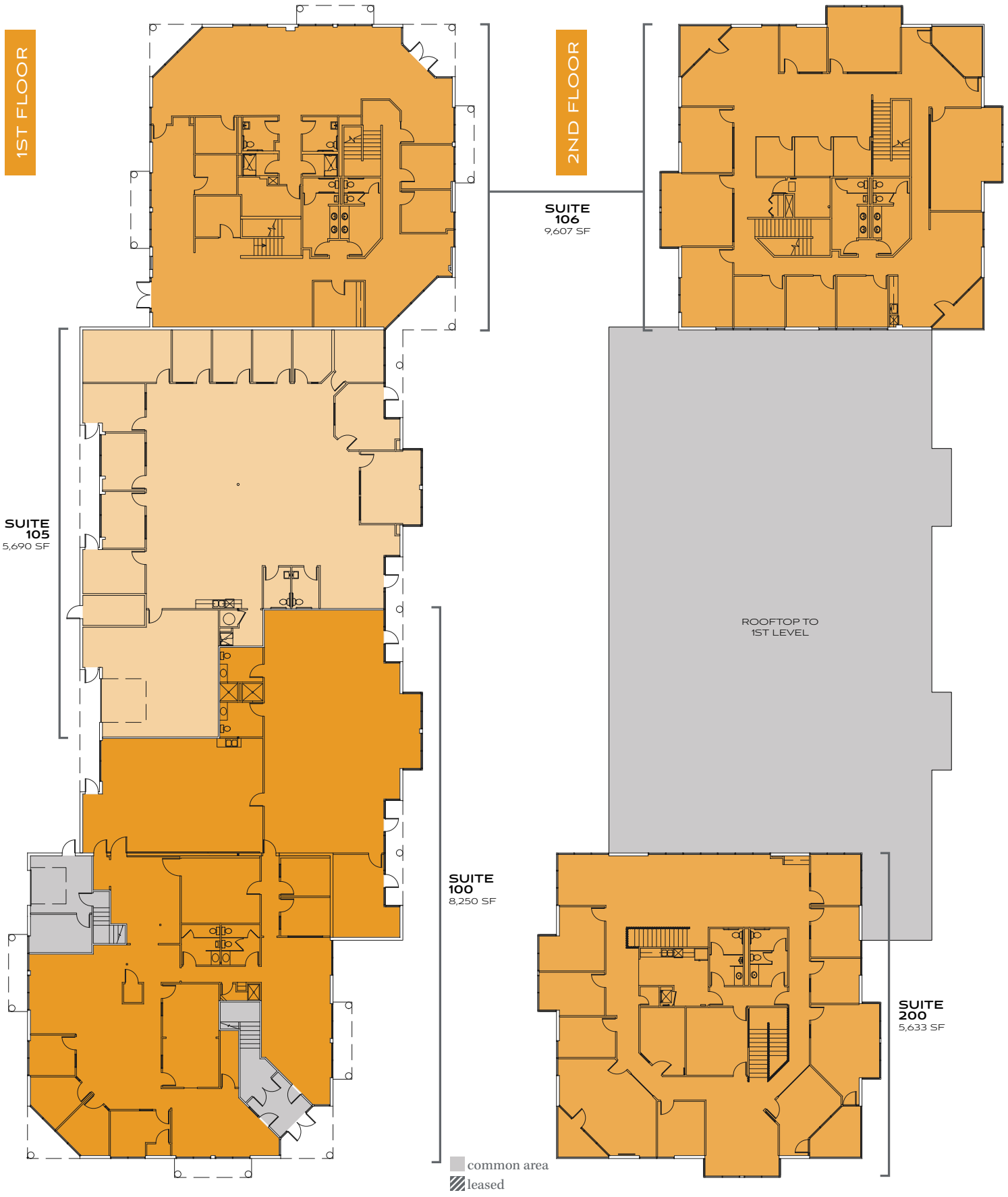


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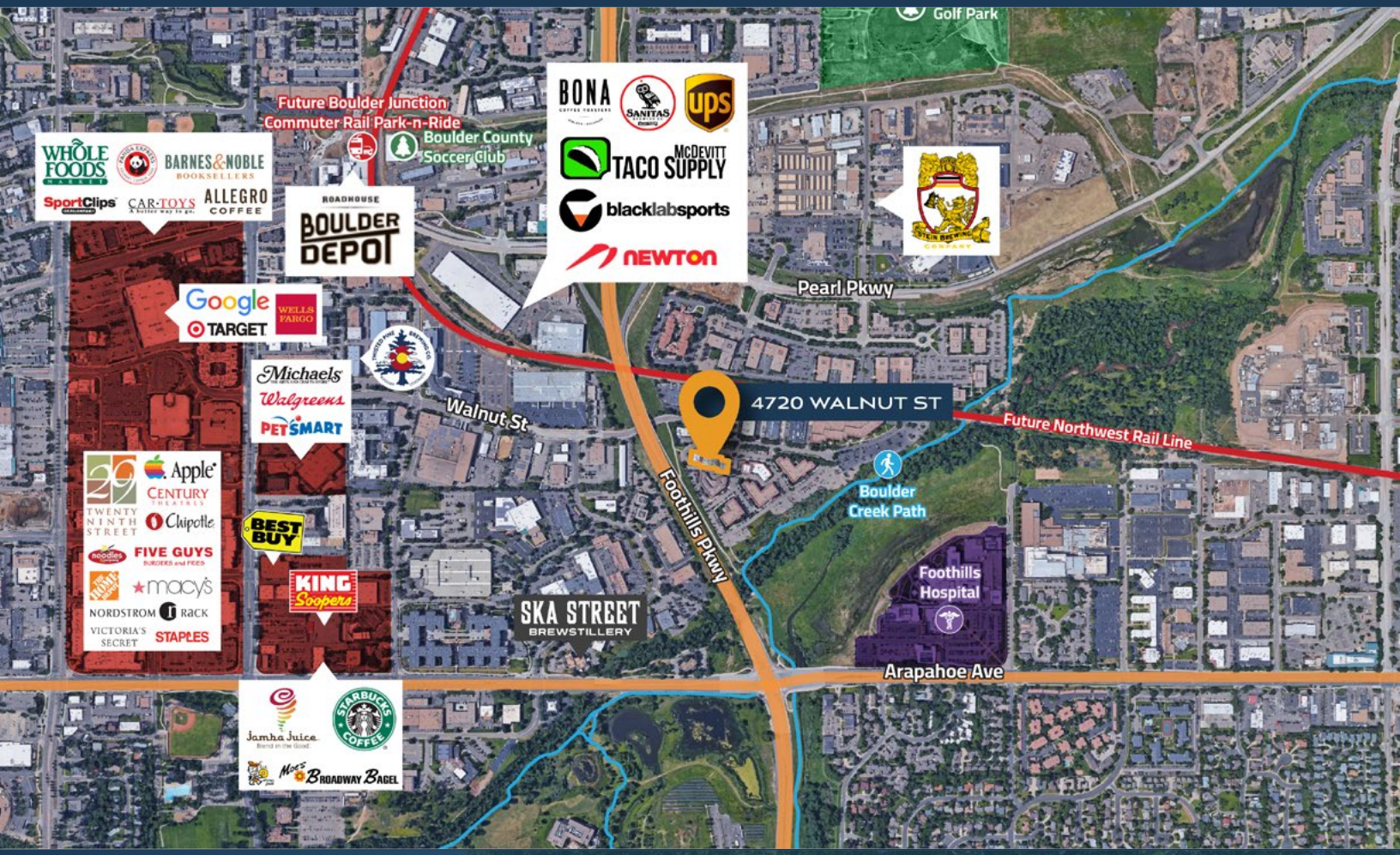


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CRESCENT