

LEASE RATE  
**REDUCED!**

## OFFICE SPACE FOR LEASE

507 Canyon Boulevard, Suite 105  
Boulder, Colorado

### AVAILABILITY

SPACE AVAILABLE 1,064 RSF

LEASE RATE \$14.00 / RSF / NNN  
~~\$22.00~~ / RSF / NNN

EXPENSES \$17.14 / RSF

### PROPERTY FEATURES

- Professional office building located in Downtown Boulder
- Corner suite features reception area and 3 private offices
- Access to common kitchen on 2nd floor and a common conference room
- 3 designated parking spaces with 2 located in the parking garage.
- Located directly across from the Boulder County Justice Center - Ideal for attorneys
- Within walking distance of numerous amenities



FOR MORE INFORMATION CONTACT:



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

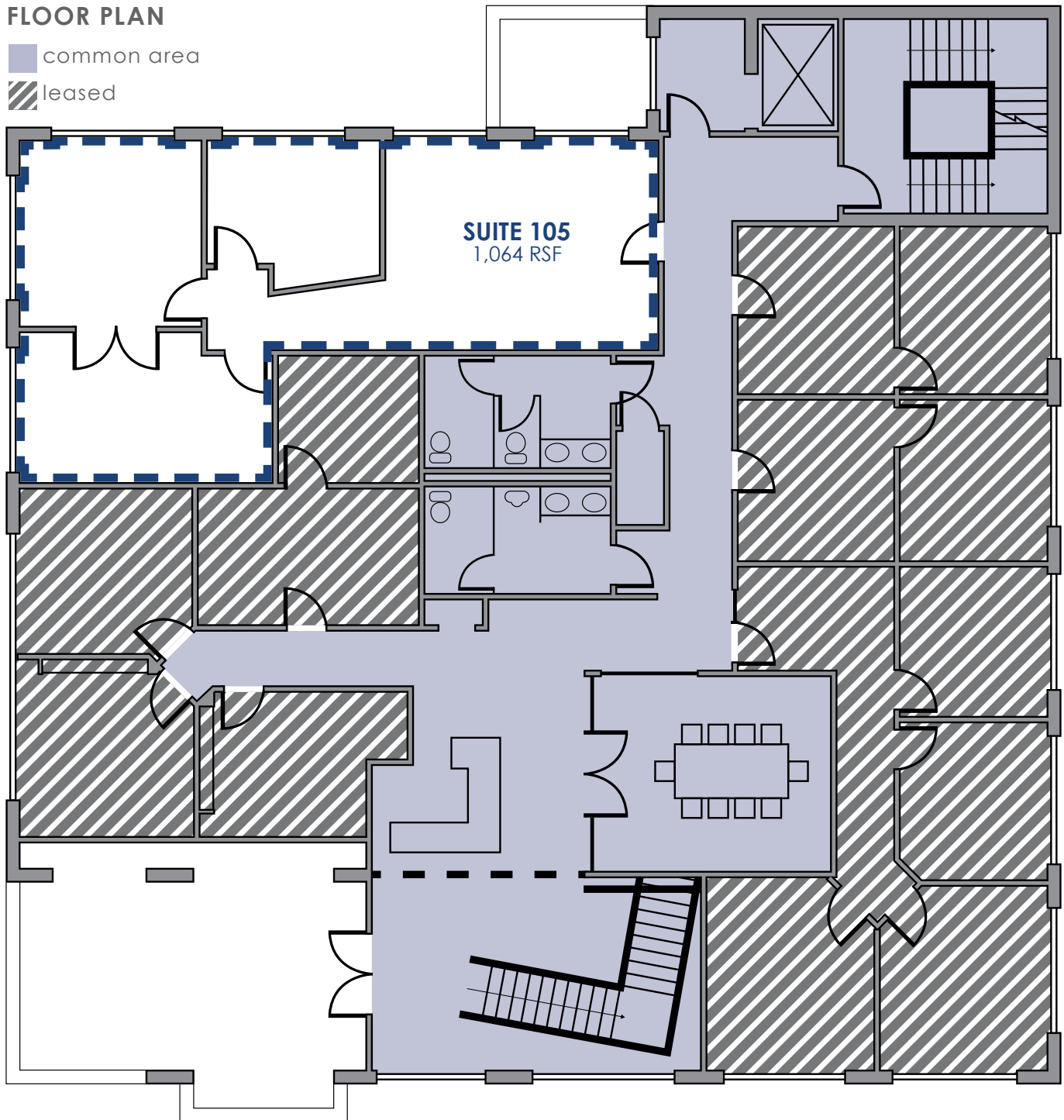
**HUNTER BARTO**  
303.945.2016  
hbarto@deancallan.com

**BEAU GAMBLE**  
303.945.2028  
beaugamble@deancallan.com



## FLOOR PLAN

-  common area
-  leased



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.

FOR MORE INFORMATION CONTACT: