



4750 Nautilus Court

Boulder, CO



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[View Map](#)

Office / Industrial / Lab Space Available For Lease in Gunbarrel

Available Space	5,581 sq. ft
Lease Rate / sq. ft.	\$11.95 - \$12.95 NNN
Expenses / sq. ft.	\$5.33*

* Excludes Utilities

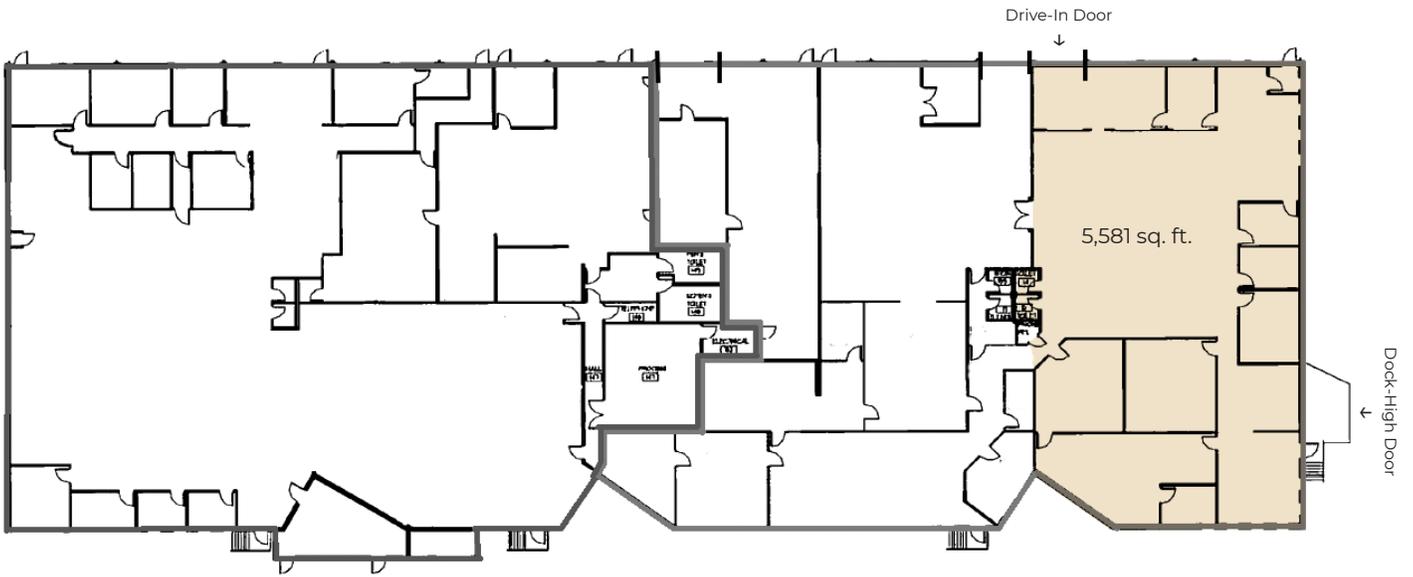
- Perfect for a Variety of Office / Flex / Industrial & Lab Uses
- Space is Approx. 50% Office & 50% Lab
- Office Consists of Private Offices, Open Bullpen & Kitchen / Break Room
- Significant Lab Infrastructure with Several Hood / Vents in Place
- Potential to Add Drive-In Door & a Dock-High Door
- Located in Twin Lakes Technology Park with Many Nearby Amenities in Downtown Gunbarrel & Right Across the Street From Avery Brewing Co.

The information included has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



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