



## 4900 Nautilus Court North

Boulder, CO

### Flex Office Space in Gunbarrel for Lease

#### Steve Sims

steve@gibbonswhite.com

(303) 586-5932

www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

Available Space	1,912 sq. ft.
Lease Rate / sq. ft.	\$14.75 NNN
Expenses / sq. ft.	\$12.50

*\*Including Utilities*

- Flexible Open Work Area with a Private Office (or Conference Room) and Kitchenette
- Lots of Natural Light with Windows on Two Sides of the Suite
- Next to Boulder Country Day School & Avery Brewing Co. Taproom & Restaurant
- Outdoor Seating Area On-site for Lunch and Breaks in the Fresh Air
- Close Proximity to Twin Lakes Trailhead & Eaton Park for Pleasant Walks or Jogs
- Elevator Access and Common Area Showers Located on Each Floor
- Located at the End of a Cul-de-sac with Abundant Parking
- Boulder Address at Super Affordable Rates with Lower Expenses than Central Boulder
- 5 Minute Drive to King Soopers Center with Many Nearby Restaurants Such as Snarf's, Deli Zone, Sancho's, Café Blue, Proto's Pizza, Burger Kings and More!

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