



## Centrally Located Boulder Office for Lease

**Michael-Ryan McCarty**  
 mccarty@gibbonswhite.com  
 (303) 586-5939

**Patrick Weeks**  
 patrick@gibbonswhite.com  
 (303) 586-5935

www.gibbonswhite.com

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Unit 207	1,470 sq. ft.
Lease Rate / sq. ft.	\$22.50 NNN <b>\$9.75 NNN</b>
Expenses / sq. ft.	\$20.39*
Individual Office 250 sq. ft.	\$800 / Month Gross

*\*Including Utilities*

- **Introductory Rate only \$9.75 NNN for the First Year!**
- Full Suite with 1,470 sq. ft., 4 Offices, Conference Room, Kitchenette, Bright Light, West Facing Views & 4 Reserved Garage Parking Spaces at No Additional Cost
- Spacious Individual Office Also Available with Amazing West Facing Views Only \$800 / Month Gross
- Located in the Vibrant Steel Yards Near Restaurants, Coffee Shops, Whole Foods & Adjacent to Goose Creek Bike Path
- Perfect for Medical & Professional Office with Elevator Access & Free Customer Parking

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Unit 207  
1,470 sq. ft.

\$5,254 \$3,692/Month Gross  
for the First Year

Individual Office  
\$800/Month Gross

