



**CHRISMAN
COMMERCIAL**

OFFICE/R&D SPACE FOR LEASE
First & Second Floor Units Available
4909 Nautilus Court North, Boulder, CO 80301





HIGHLIGHTS

Available Spaces:
Unit 1: **4,996 SF**
Units 8-10: **4,642 – 14,816 SF**
Unit 14: **4,965 SF**
Lease Rate: **\$15/SF**
Expenses: **\$9.66/SF** plus utilities
Zoning: **IG**



Parking: **1 per 297 SF**
Energy Star Certified
Easy Access to Hwy 119 & Hwy 52
Near bus stop and restaurants
100% HVAC and Sprinklered

High-quality Gunbarrel building adjacent to Avery Brewery and Twin Lakes open space. The common areas include showers and lockers in the women’s and men’s restrooms. Outside there are picnic tables, bike lockers and abundant parking. The building is fully air-conditioned and has a fire sprinkler system throughout.

CONTACT US

 **(303) 449 7475**
 valerie@elevatedboulder.com
susan@elevatedboulder.com

CHRISMAN COMMERCIAL

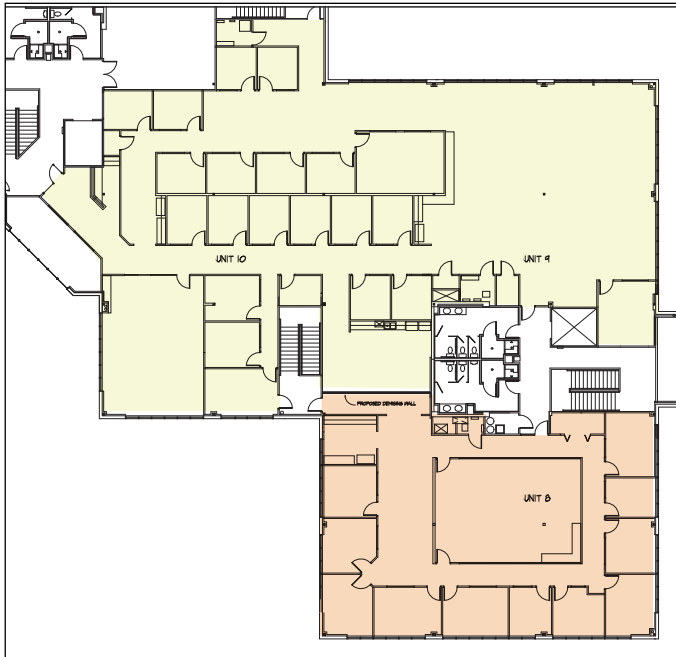
 **(303) 938 8200**
 steve@chrismanc.com
michele@chrismanc.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Elevated Real Estate, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. Any reliance on this information is solely at your own risk. You should conduct a careful, independent investigation of the property and verify all information.

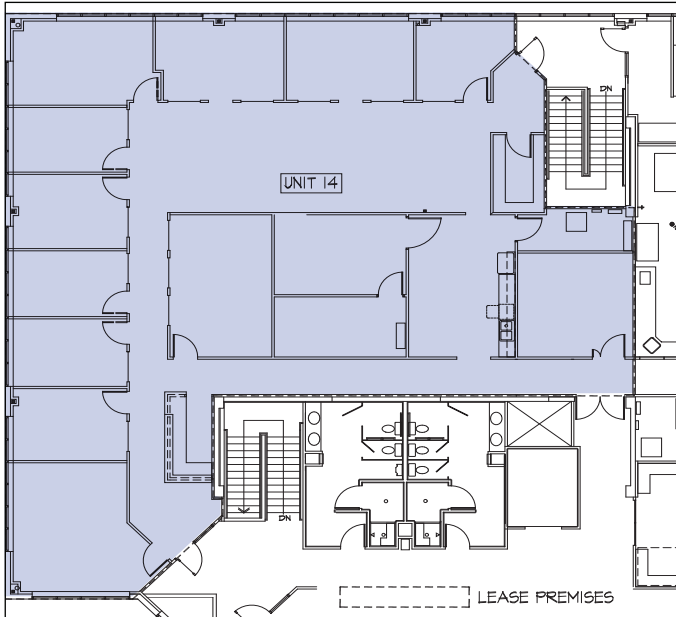
OFFICE/R&D SPACE FOR LEASE
First & Second Floor Units Available
4909 Nautilus Court North, Boulder, CO 80301

FLOOR PLANS

Units 8 – 10 (14,816)



Unit 14 (4,965 SF)

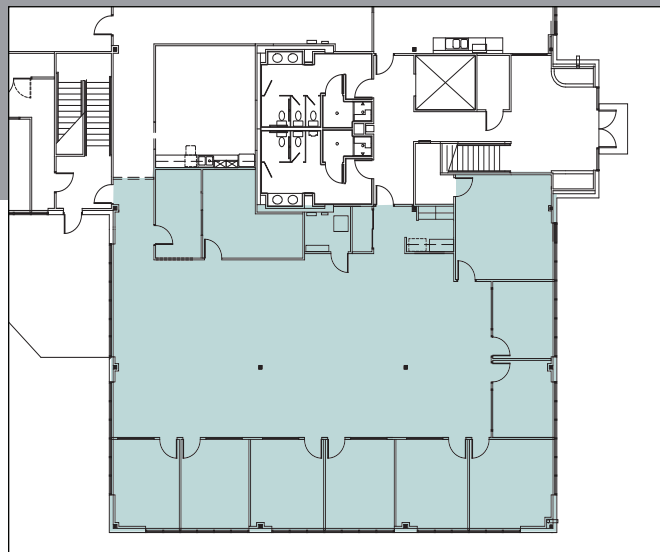


MULTIPLE UNITS AVAILABLE

Units 1: Open and light office space with perimeter offices, open area that can be used for bullpen, engineering or assembly, conference room, copy area, server room and storage areas.

Units 8 – 10: Unit 8 has 11 perimeter offices with mountain and lake views, a large conference room, small bullpen area, copy room, and storage closet with the ability to add a kitchen area. Units 9/10 consist of 18 interior offices & 1 perimeter office, large, medium and small conference rooms, a sizeable bullpen, large breakroom with kitchen, welcoming reception area, copy room, separately cooled computer room, and storage closets. Units are currently combined for a total of 14,816 SF.

Unit 14: This 4,965 SF space sits on the second floor of the northwest side of the building, boasting plenty of natural light and beautiful mountain views. The space consists of many perimeter offices, reception area, storage/IT rooms, and a private kitchen.



Unit 1
(4,996 SF)

OFFICE/R&D SPACE FOR LEASE
First & Second Floor Units Available
4909 Nautilus Court North, Boulder, CO 80301

LOCATION

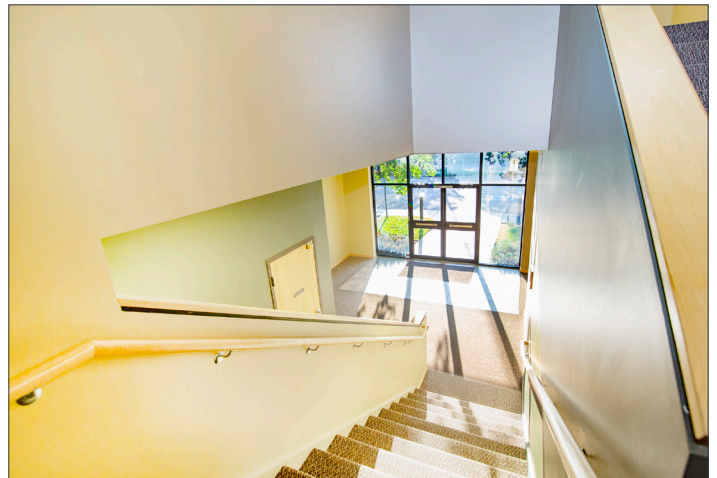


EVERETT AVERY BREWING CO



Medtronic

Twin Lakes Open Space



(303) 449 7475



PO Box 510, Niwot, CO 80544