



3200 Walnut Street

Life Sciences Campus for Lease in Central Boulder

SEIZE A RARE OPPORTUNITY

3200 Walnut Street offers over 150,000 RSF of prime R&D office, medicinal chemistry laboratory, spray dry and radiation laboratory, BSL1 (DMPK) and BSL2 laboratory together with all the associated infrastructure and support facilities. Located in the heart of central Boulder, this facility provides walkable and immediate access to food and beverage amenities, the University of Colorado main campus and R&D campus as well as numerous housing, hospitality and retail amenities. The leading technology companies and other life sciences companies are the immediate neighbors in this rare central Boulder facility.



FOUR-BUILDING
CAMPUS SITUATED
ON 4.5 ACRES



±150,000 SF OF
STATE-OF-THE-ART
LAB AND OFFICE
FACILITIES



IMMEDIATE ACCESS TO
THE UNIVERSITY OF
COLORADO'S EAST CAMPUS
RESEARCH FACILITIES

HIGHLIGHTS

- 268 Parking Spaces (Pro-rata Share)
- Deionized Water System
- Electrical: 208 Volt Power (Building 2) | 480 Volt 3 Phase Power (Buildings 1, 3, 4)
- Power Backup Systems
- Campus Nitrogen Generator





SITE PLAN

151,384 RSF TOTAL



BUILDING 1

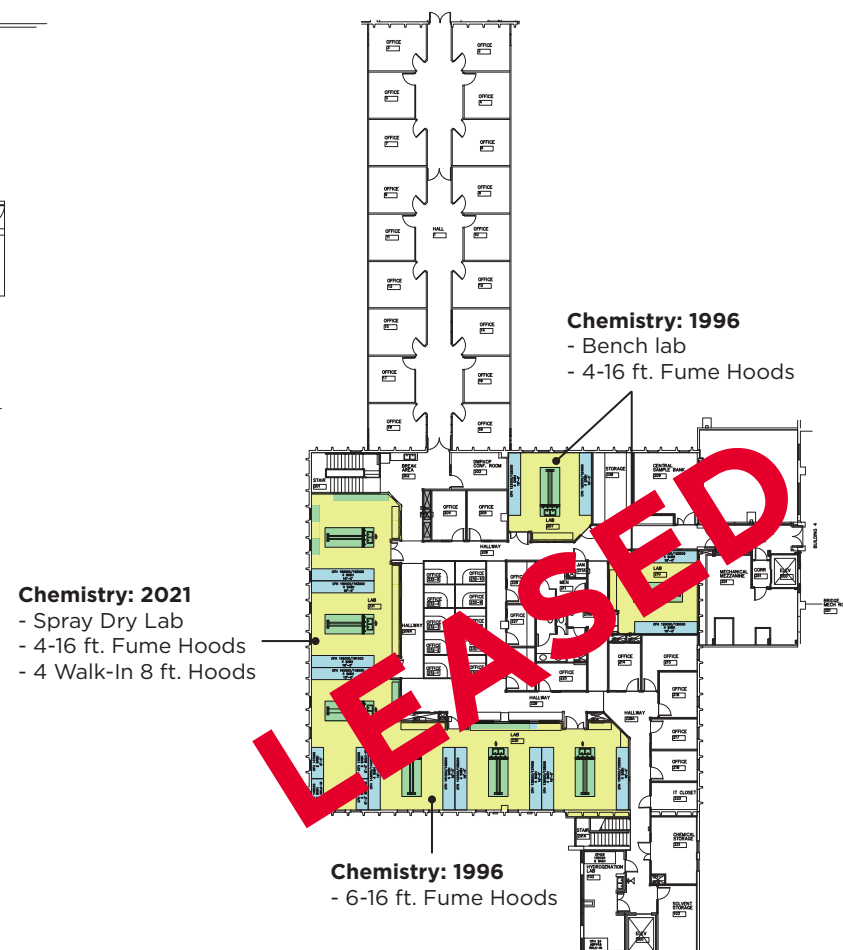
23,890 RSF



FLOOR 1



FLOOR 2



BUILDING 2

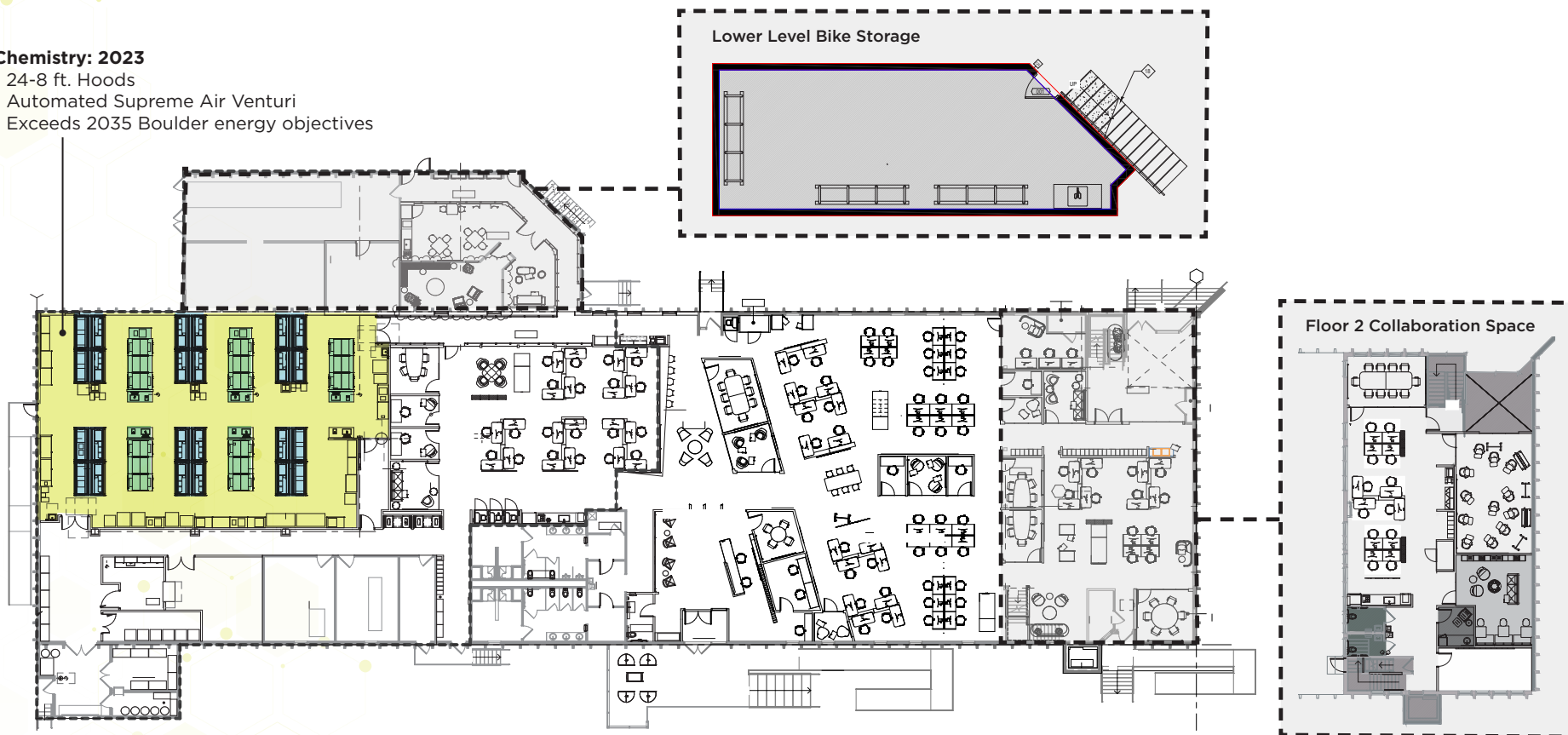
24,849 RSF



FLOOR 1

Chemistry: 2023

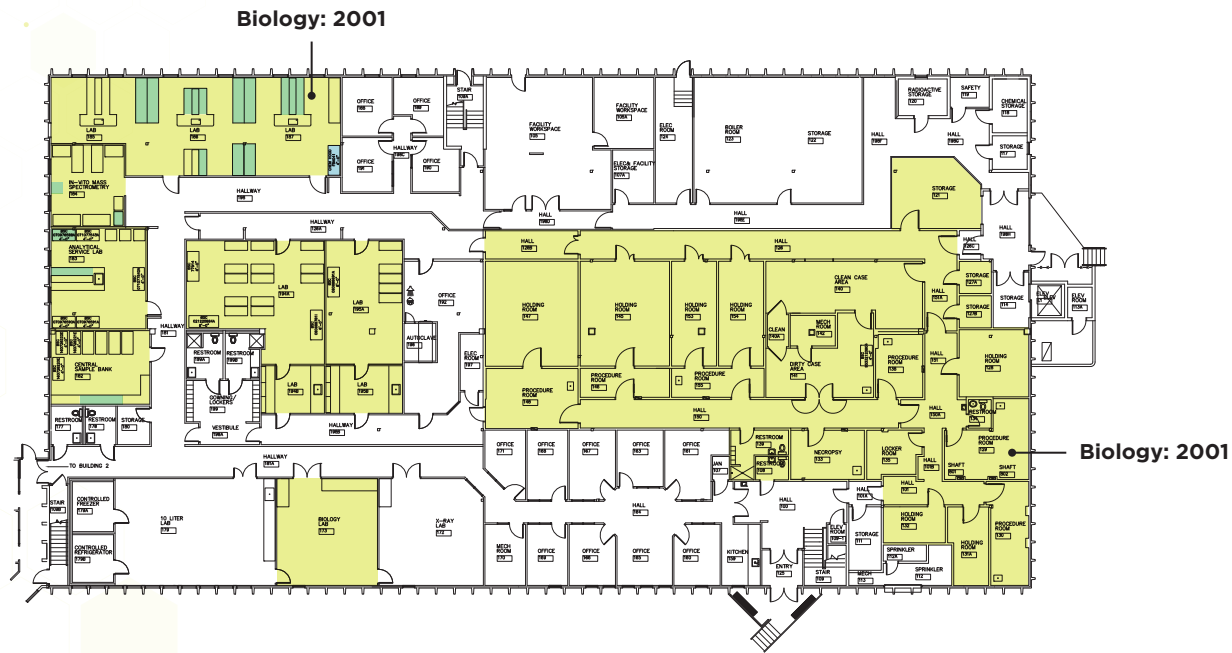
- 24-8 ft. Hoods
- Automated Supreme Air Venturi
- Exceeds 2035 Boulder energy objectives



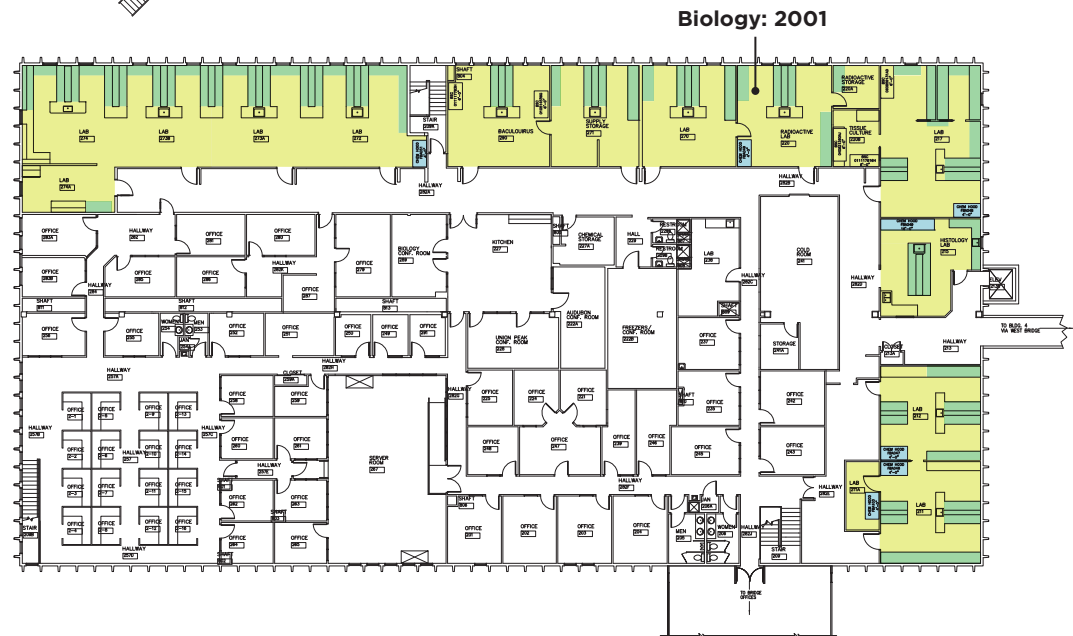
BUILDING 3

47,755 RSF

FLOOR 1



FLOOR 2



BUILDING 4

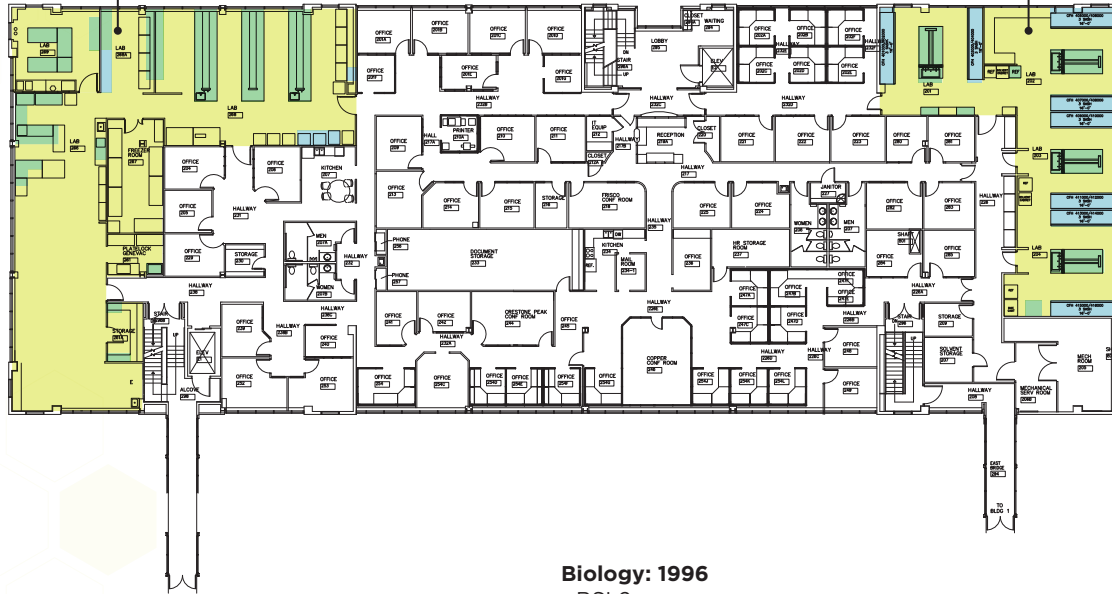
54,890 RSF

- HOODS
- BENCHES
- LAB SPACE

FLOOR 2

Biology: 2023
- BSL2

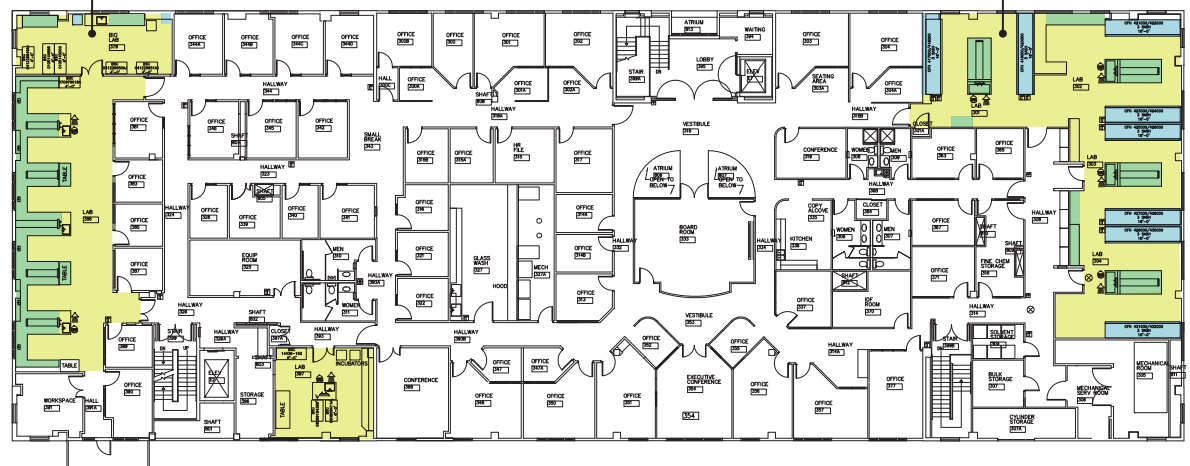
Biology: 2001
- 8-16 ft. Hoods



FLOOR 3

Biology: 1996
- BSL2

Chemistry: 2001
- 8 - 16 Ft Hoods



A COMMUNITY FOR TECH AND LIFE SCIENCES



BOULDER BY THE NUMBERS

8TH

**TOP LIFE SCIENCE
INNOVATION COMMUNITY**
in the country

31.4%

**ANTICIPATED LIFE
SCIENCES EMPLOYMENT**
within 10 years

82.4%

**COLLEGE EDUCATION
OR HIGHER** within 5 miles







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