



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.



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



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



SITE PLAN

151,384 RSF TOTAL



BUILDING 1

23,890 RSF

-  HOODS
-  BENCHES
-  LAB SPACE

FLOOR 1

Radiation: 2001

Biology: 1996

- BSL1: DMPK Lab
 - 2-8 ft. Fume Hoods

LEASED

Chemistry: 2001

Hazardous Waste Containment

FLOOR 2

Chemistry: 1996

- Bench lab
 - 4-16 ft. Fume Hoods

Chemistry: 1996
- 6-16 ft. Fume Hoods

Chemistry: 2021

- Spray Dry Lab
 - 4-16 ft. Fume Hoods
 - 4 Walk-In 8 ft. Hood

BUILDING 2

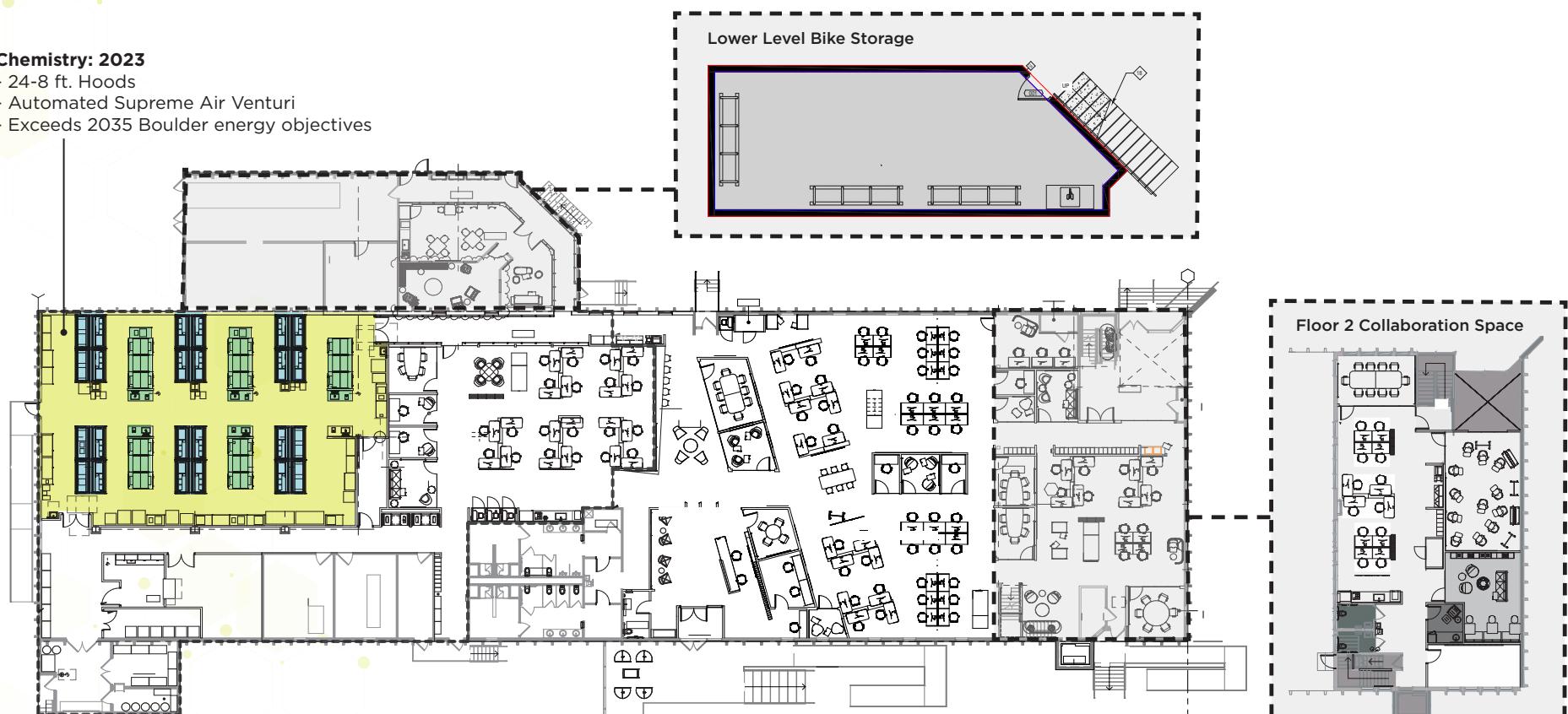
24,849 RSF

- HOODS
- BENCHES
- LAB SPACE

FLOOR 1

Chemistry: 2023

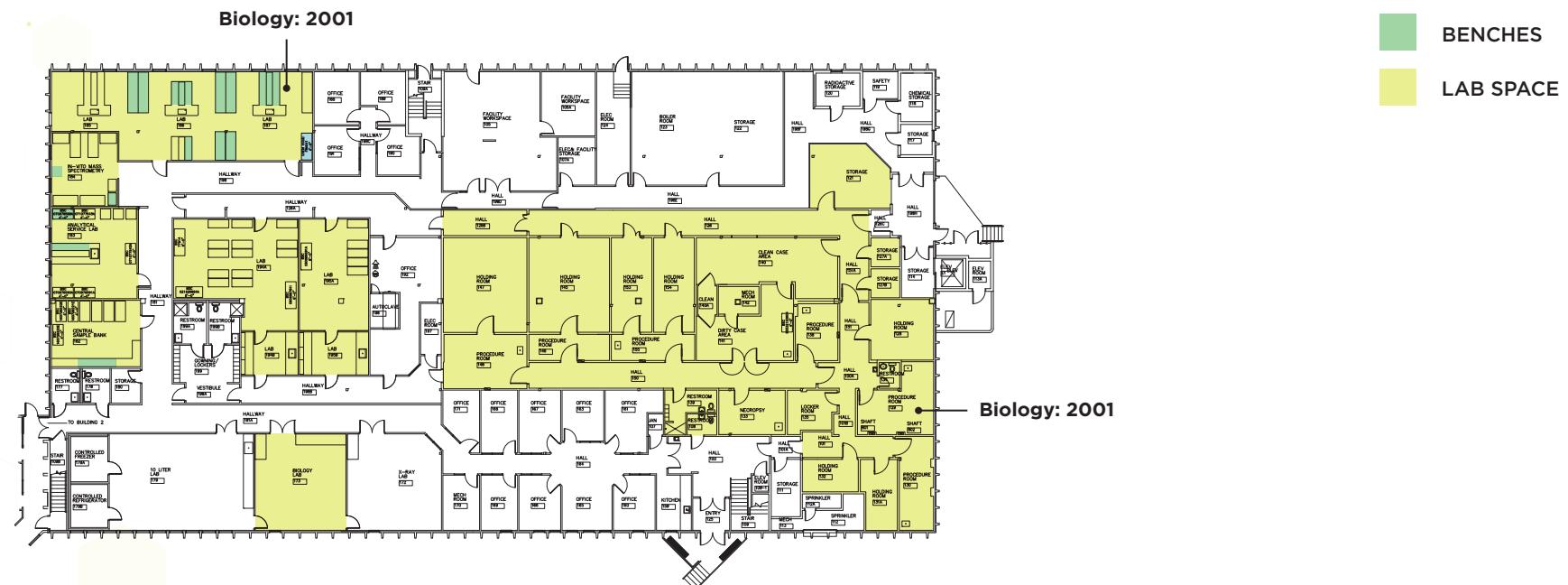
- 24-8 ft. Hoods
- Automated Supreme Air Venturi
- Exceeds 2035 Boulder energy objectives



BUILDING 3

47,755 RSF

FLOOR 1



FLOOR 2

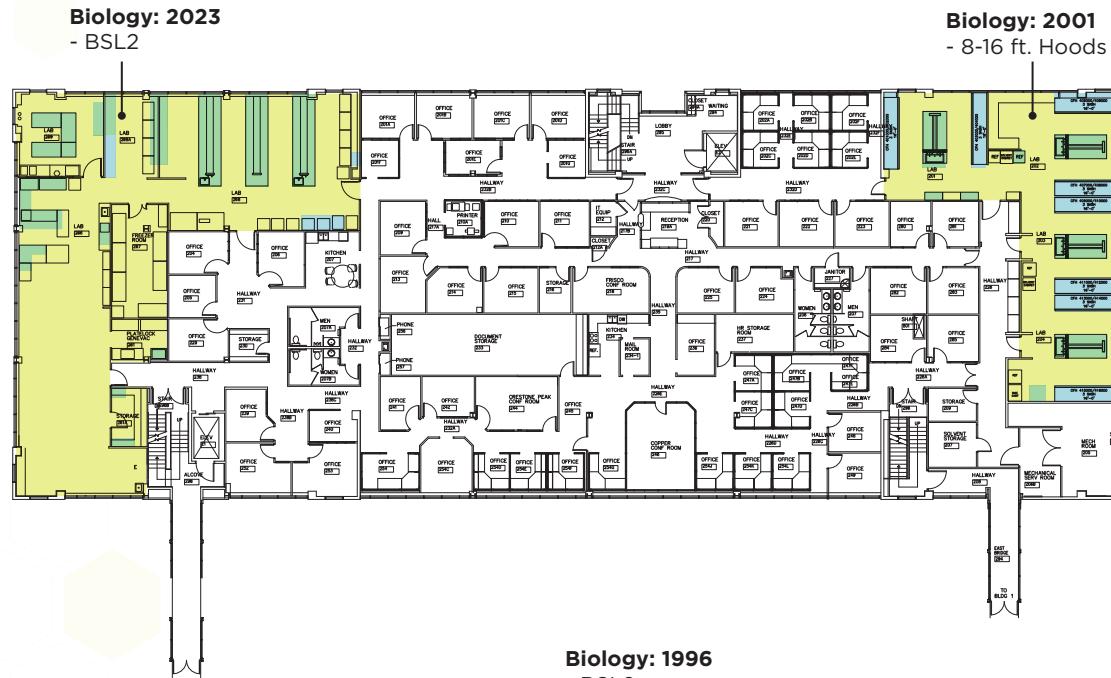


BUILDING 4

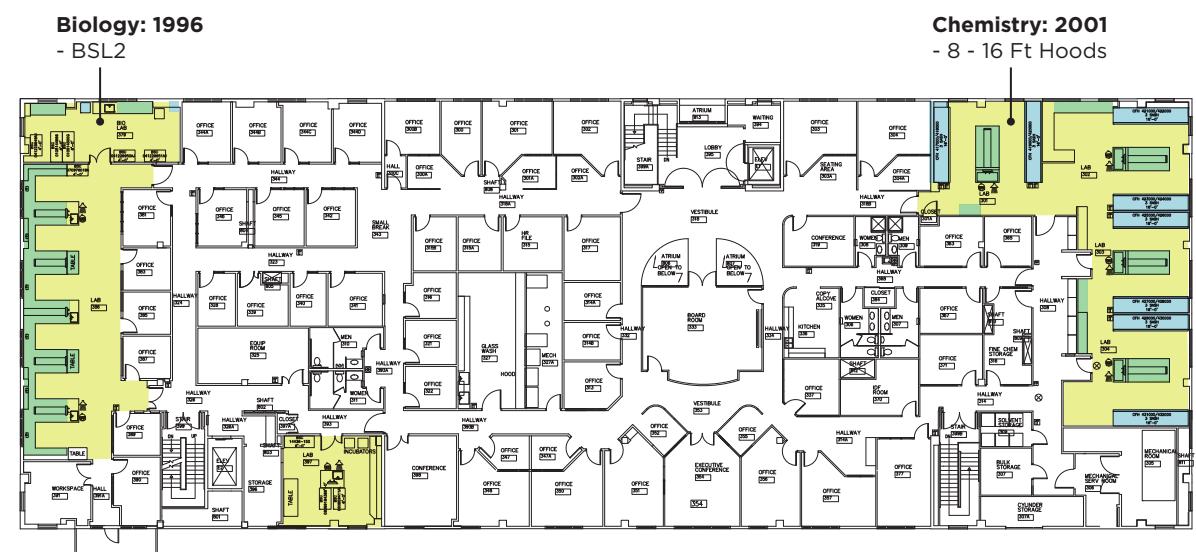
54,890 RSF

HOODS
BENCHES
LAB SPACE

FLOOR 2



FLOOR 3



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







Contact Info

TODD WHEELER

Vice Chairman
+1 303 813 6441
todd.wheeler@cushwake.com

MICHAEL COPPOLA

Director
+1 303 312 4212
michael.coppola@cushwake.com



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