



**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**

Unit 5: **7,400 SF**

Units 8-10: **4,642 – 14,816 SF**

Unit 14: **4,965 SF**

Lease Rate: **\$15-\$20/SF**

Expenses: **\$9.10/SF** plus utilities

Zoning: **IG**

Parking: **1 per 297 SF**

Dock Door: **1 Dock High**

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

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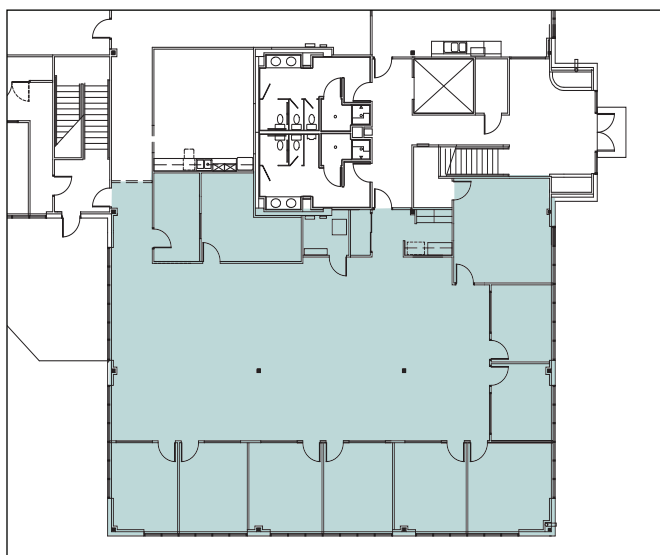
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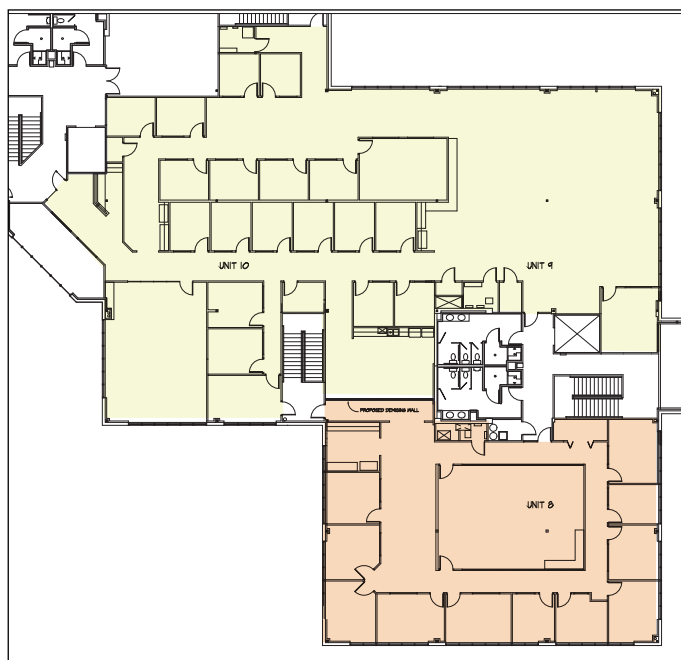
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FLOOR PLANS

Unit 1 (4,996 SF)



Units 8 – 10 (14,816)



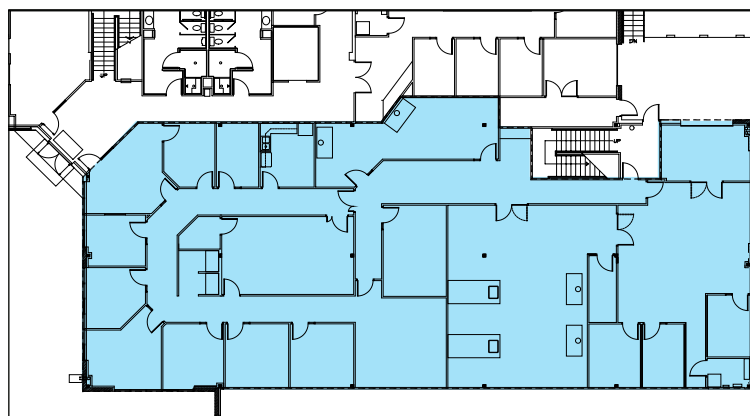
MULTIPLE UNITS AVAILABLE

Unit 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.

Unit 5: This 7,400 SF unit consists of reception area, kitchen/breakroom, copy room, 3 internal and 4 perimeter offices, large conference room, small bullpen area, small storeroom, 2 built in workstations, wet lab area with fume hoods and lab benches, and dock access with staging area.

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 5 (7400 SF)



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PO Box 510, Niwot, CO 80544

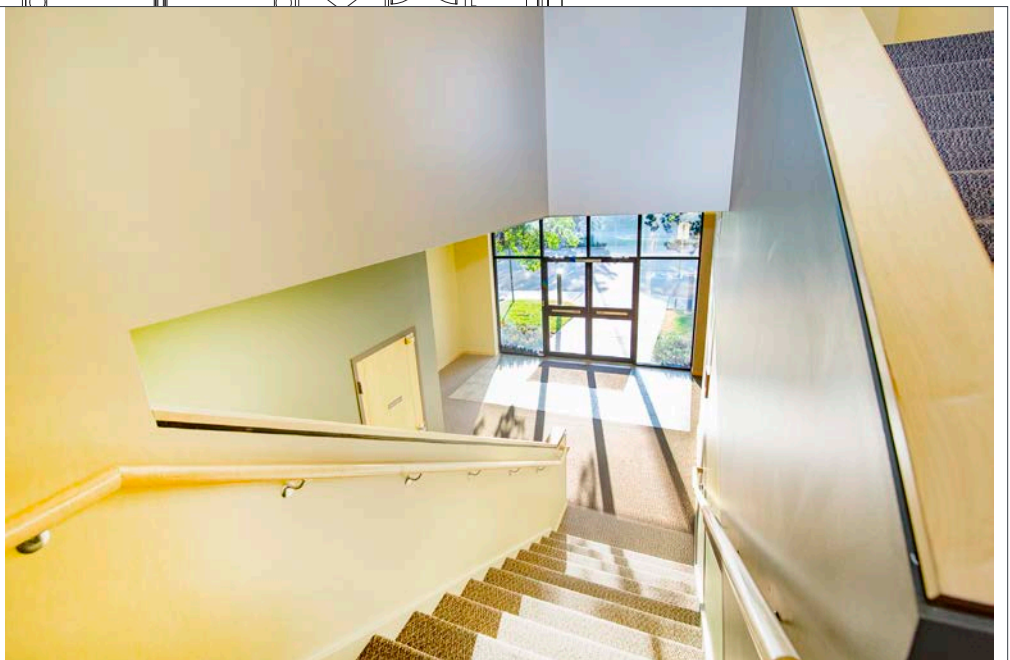


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Unit 14 : This 4,965 SF space sits on the second floor of the northwest side of the building, boasting plenty of natural light and beautiful mountain views. The space consists of many perimeter offices, reception area, storage/IT rooms, and a private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

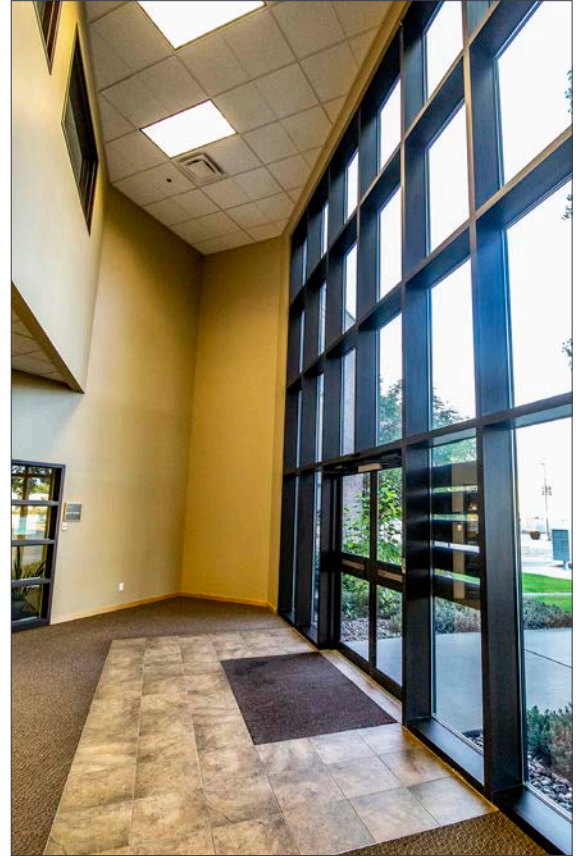
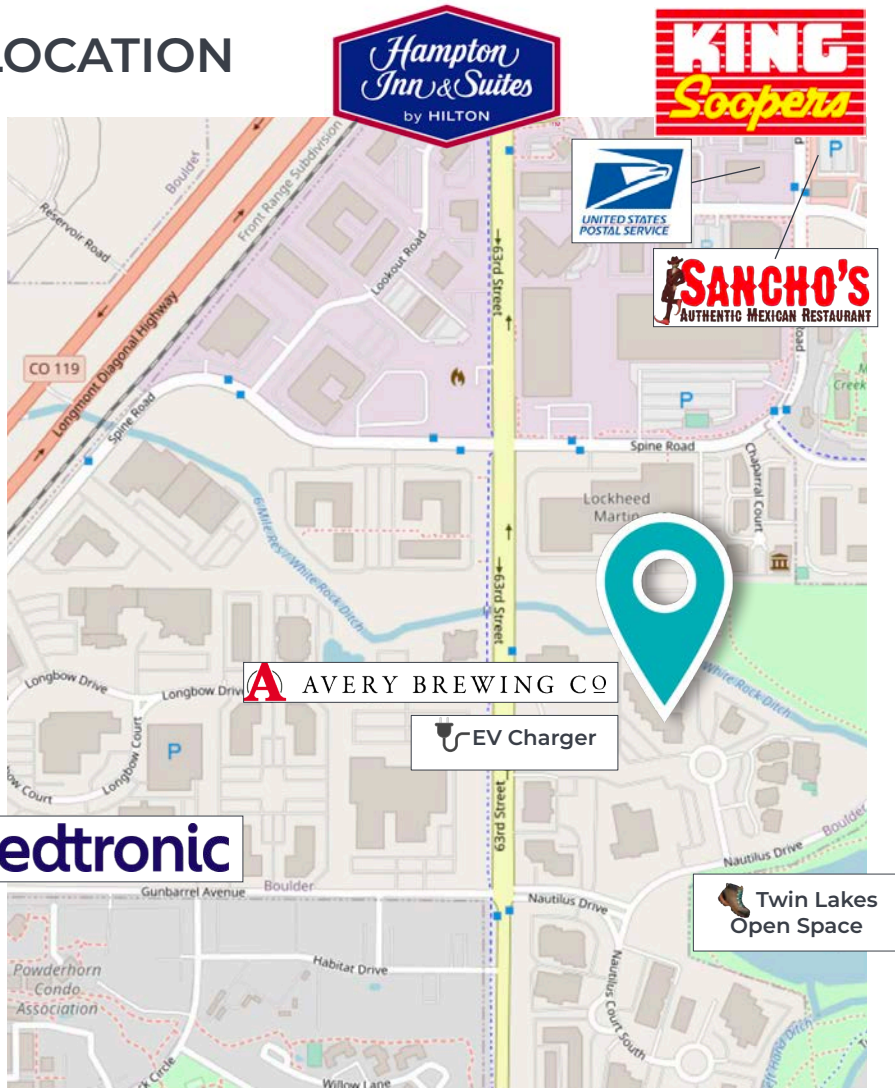
Unit 14 (4,965 SF)



This information has been obtained from sources believed reliable and Chrisman Commercial Real Estate accepts no responsibility or liability as to the accuracy of the information. Prospective tenants should conduct a careful, independent investigation of the property and verify all information.

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LOCATION



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