

LOW COST

TIERRA CENTER

OFFICE SUBLEASE

4740, 4750, 4772 WALNUT ST
BOULDER, CO



**NOT SURE OF YOUR LONG-TERM
SPACE NEEDS?**

Offering multiple, short-term occupancy solutions
in central Boulder.

CBRE



PREMISES:

Flexible solutions ranging in size from 10,938 SF to 75,641 SF

TERM:

Through April 30, 2025, longer term available

IDEAL USES:

Creative Office, Light Manufacturing, Life Science, R&D

PREMISES CONDITION:

TI Allowance Available

SUBLEASE AVAILABILITY:

Immediate



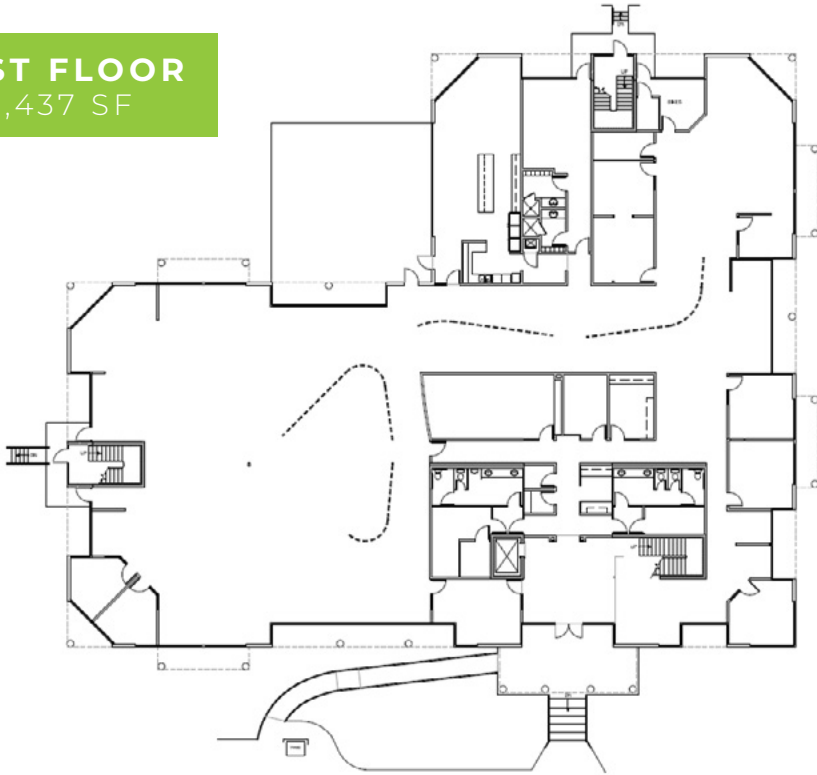
FLOORPLANS

4740 WALNUT ST

32,873 SF (DIVISIBLE BY FLOOR)

1ST FLOOR

16,437 SF



2NDFLOOR

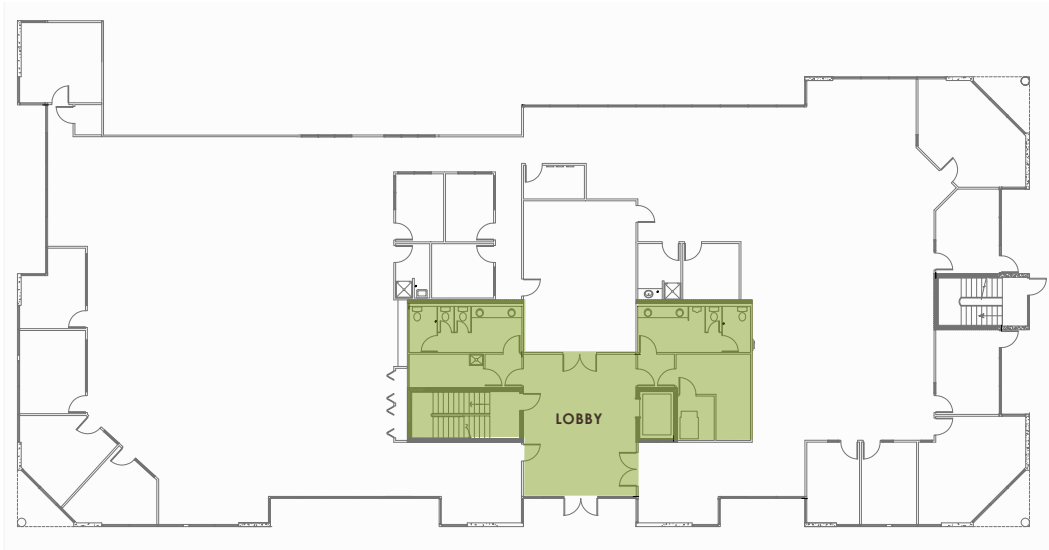
16,436 SF



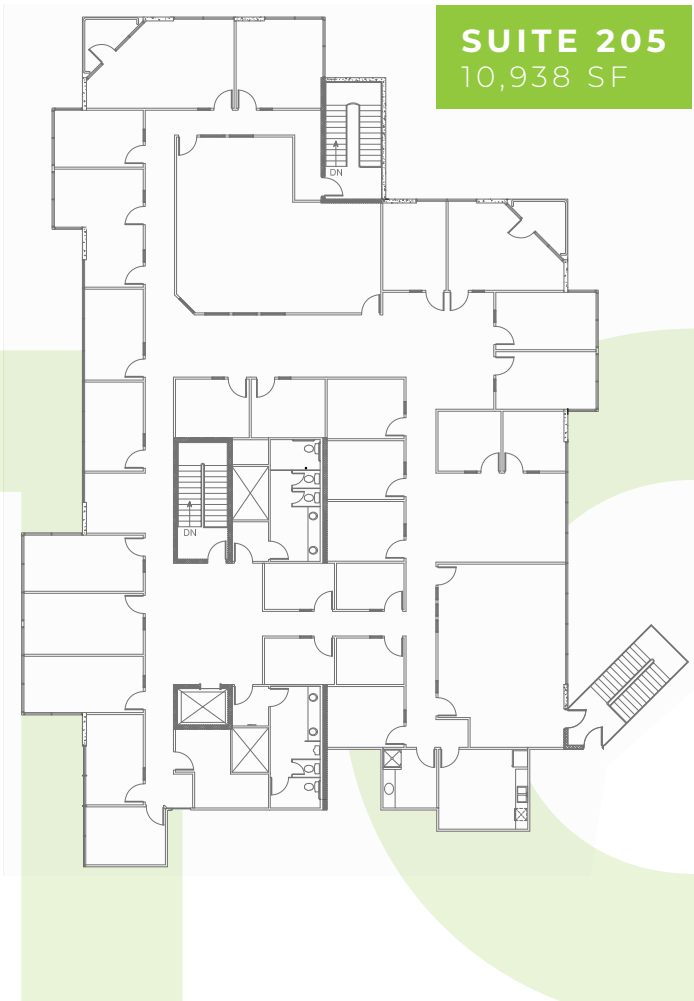
FLOORPLANS

4750 WALNUT ST

10,938–22,834 SF



SUITE 100
11,896 SF



SUITE 205
10,938 SF

FLOORPLANS

4772 WALNUT ST

19,934 SF



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