3333 Walnut St

Location:	**Boulder Cluster** **Boulder Submarket** **Boulder County** **Boulder, CO 80301**
Developer:	**-**
Management:	**Dean Callan & Company, Inc.**
Recorded Owner:	**Investcorp International Inc.**
Expenses:	**1999 Est Ops @ $6.27/sf**
Parcel Number:	**1463294-13-001**
Parking:	**175 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
Amenities:	**Atrium, Conferencing Facility**

Building Type:	**Class A Office**
Status:	**Built 1998**
Stories:	**2**
RBA:	**65,545 SF**
Typical Floor:	**32,772 SF**
Total Avail:	**No Spaces Currently Available**
% Leased:	**100%**

Building Notes

Subject property has acid-etched/stone finish, architectural precast concrete panels and exposed steel structure for the exterior finish. The interior lobby space is high a high space with an exposed steel truss creating an array of shadows across the ceiling and the dramatic slate wall which bisects the lobby. An exposed steel and glass canopy protects visitors from the drop-off zone to the lobby front doors. A roofing system which consists of an approved EPDM roofing at the flat areas and copper roffing at the sloping and barrel roof areas. Mechanical systems which include some of the most reliable and energy efficient features available in a commercial office building. Heating, cooling and air systems which are fully controlled and monitored by a state of the art electronic automation system (there ara 148 separate zones). There are 6 individual fire sprinkler zone controls. An electrical snow melt system to insure safe walking and a series of high-end lighting fixtures both on the interior and exterior of the building.

This building is 100% leased. Please contact brokers for availability in this building. This building could be utilized to expand 1950 33rd St into a 140,000 square foot building. Please refer to Property ID: 403807 for more information.

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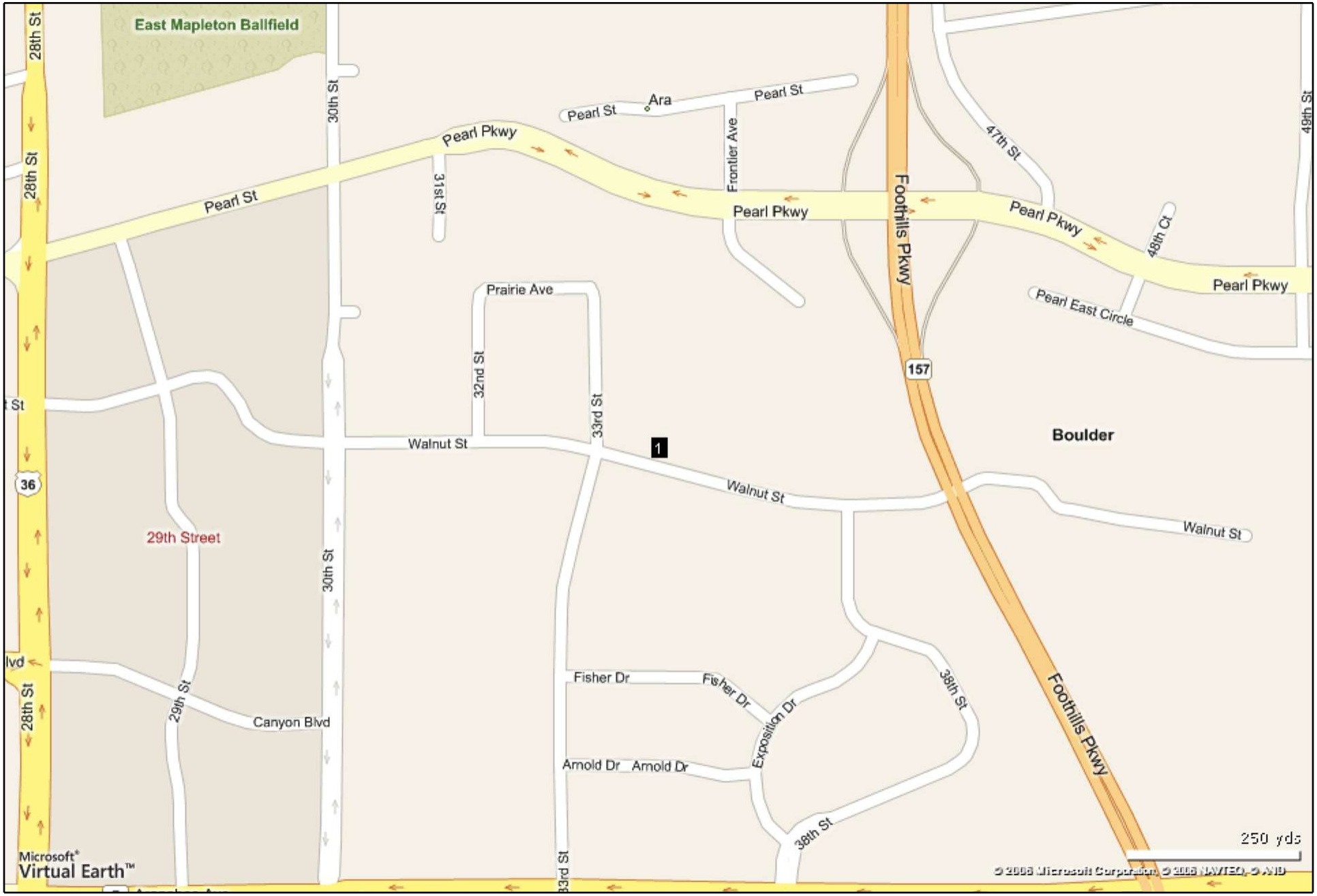
East Mapleton Ballfield
28th St
30th St
Pearl Pkwy
Pearl St
Ara
Frontier Ave
31st St
Foothills Pkwy
47th St
48th Ct
49th St
Prairie Ave
32nd St
33rd St
157
Boulder
Walnut St
1
36
29th Street
29th St
Canyon Blvd
Fisher Dr
Exposition Dr
38th St
Arnold Dr
Pearl East Circle
250 yds
Microsoft
Virtual Earth™