

# 4772 Walnut St - Bldg F

Boulder Submarket • Boulder, CO 80301



Building Type:	<b>Class B Office</b>
Status:	<b>Built in Jun 1999</b>
Size:	<b>46,234 SF</b>
Typical Floor:	<b>25,500 SF</b>
Stories:	<b>2</b>
Land Area:	<b>53,595 SF (1.23 AC)</b>
Total Avail:	<b>5,400 SF Avail</b>
% Leased:	<b>100%</b>
Building Vacant:	<b>0 SF</b>
Parking:	<b>Ratio of 4.00/1,000 SF</b>
For Sale:	<b>Not For Sale</b>

Landlord Rep:	-
Developer:	-
Management:	<b>The W.W. Reynolds Companies, Inc.</b>
True Owner:	<b>Unico Properties LLC</b>
Recorded Owner:	<b>Upi &amp; P7 Pearl East Llc</b>
Expenses:	<b>\$6.01/SF (2014)</b>
Parcel Number:	<b>1463280-14-013</b>
Total Spaces:	<b>1</b>
Smallest Space:	<b>5,400 SF</b>

FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
<b>P 2nd</b>	<b>5,400 SF</b>	<b>5,400 SF</b>	<b>5,400 SF</b>	<b>\$16.00/nnn</b>	<b>Vacant</b>	<b>5 to 7 Years</b>	<b>Direct</b>
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