



DEAN CALLAN

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**DEAN CALLAN & COMPANY, INC.**

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# FLEX/INDUSTRIAL SPACE FOR LEASE

2480 49TH STREET  
BOULDER, COLORADO 80301

Prime flex/industrial space at 2480 49th Street, Boulder, CO. Suite E stands amidst Boulder's vibrant automotive businesses, making it an ideal location for enterprises in this industry. Nestled along Pearl Parkway, it ensures easy access to major routes like Foothills Parkway, enhancing visibility and accessibility. Discover a strategic space that aligns perfectly with your business needs.

[Call us for more information and to set up a tour.](#)

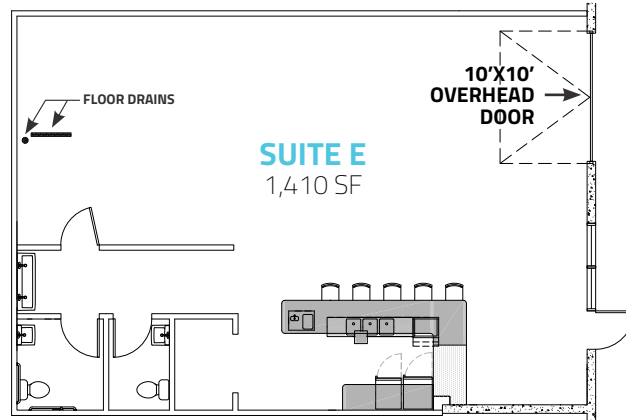
## TERMS

Suite E:	1,410 SF
Lease Rate:	\$17.00 / SF / NNN
Expenses:	\$8.36 / SF (Est. 2025)

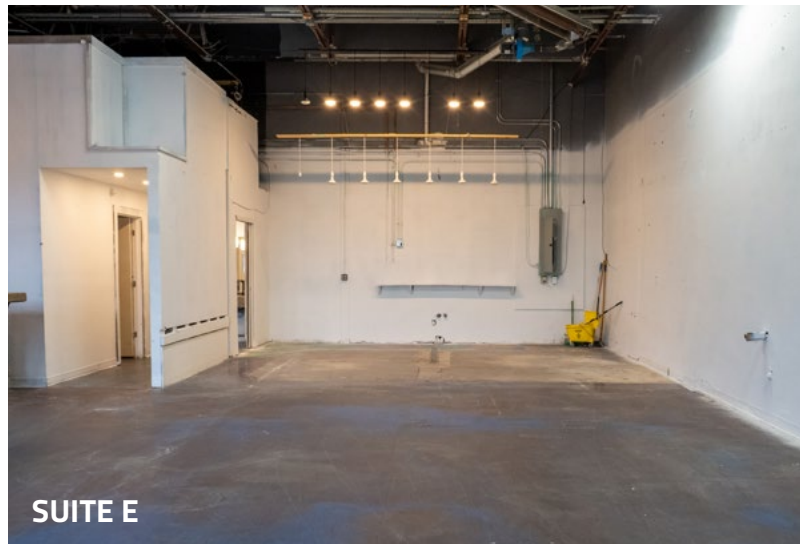
## PROPERTY FEATURES

- Rare industrial space along Pearl Parkway
- Suite E has a 10'x10' overhead door
- Floor drains
- Private restrooms in the suite
- Located in Boulder's automotive business hub
- Convenient access to major routes, including Foothills Parkway
- Ideal for businesses looking for a strategic location with flexible use

### FLOOR PLAN | SUITE E



SUITE E



SUITE E



SUITE E



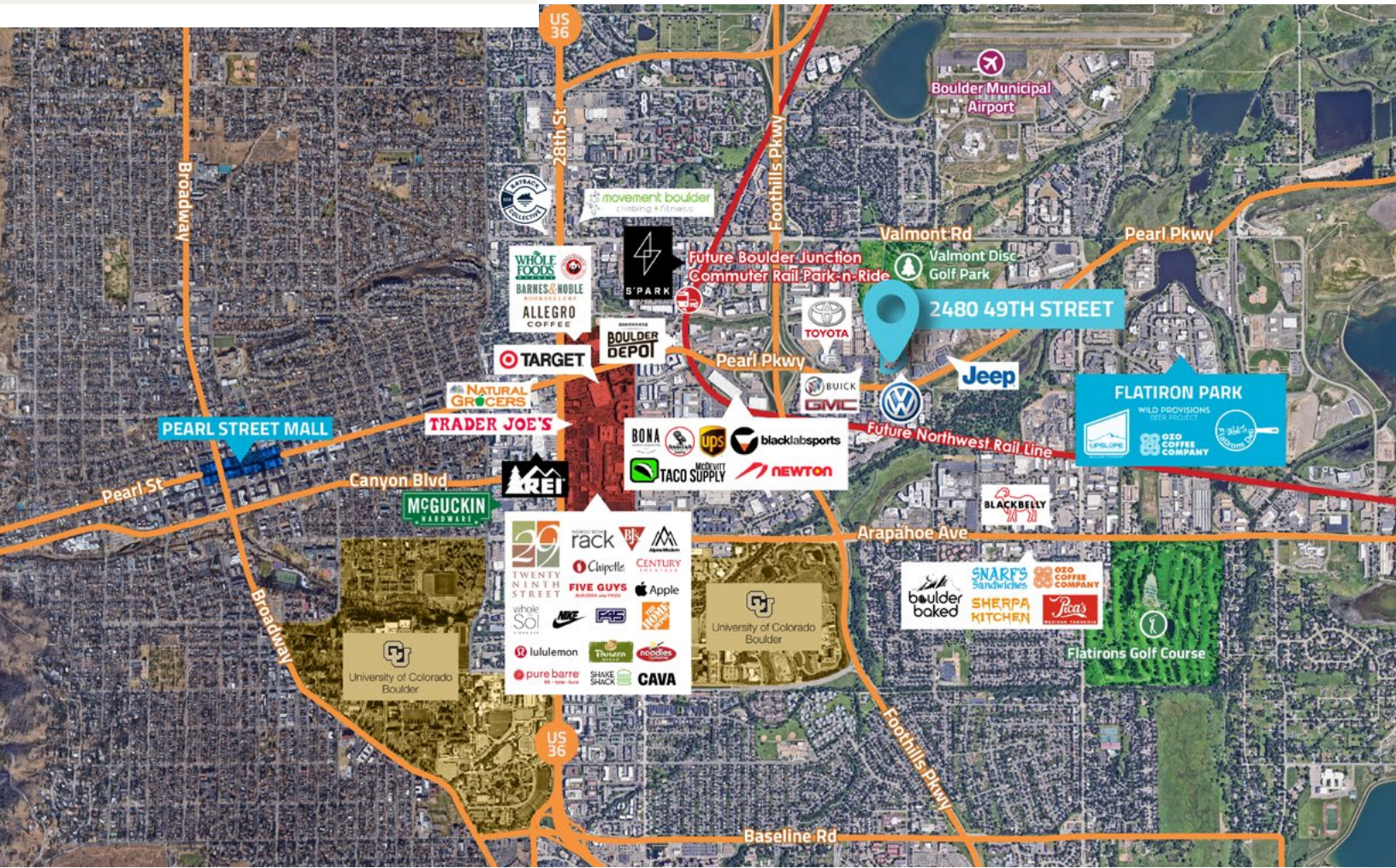
SUITE E



SUITE E

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