



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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INDUSTRIAL & OFFICE SPACE FOR LEASE

5311 WESTERN AVENUE
BOULDER, COLORADO 80301

Discover a versatile office and industrial opportunity in Central Boulder. The available offerings include both traditional flex spaces—with overhead doors, floor drains, and ample power—as well as a dedicated 100% office suite ideal for professional or administrative use. The property boasts prestigious certifications such as the Eagle GMP Food Safety Audit and a former Costco GMP Certification. Enjoy a prime Boulder location with easy access to local cafes, breweries, and other amenities.

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

TERMS

Industrial Space Available:

4,020 - 13,487 SF (Divisible to ~5,847 SF) | \$12.50 / SF / NNN

Office Space Available:

1,844 SF | \$14.00 / SF / NNN

Expenses:

\$6.30 / SF (Est. 2025)

PROPERTY FEATURES

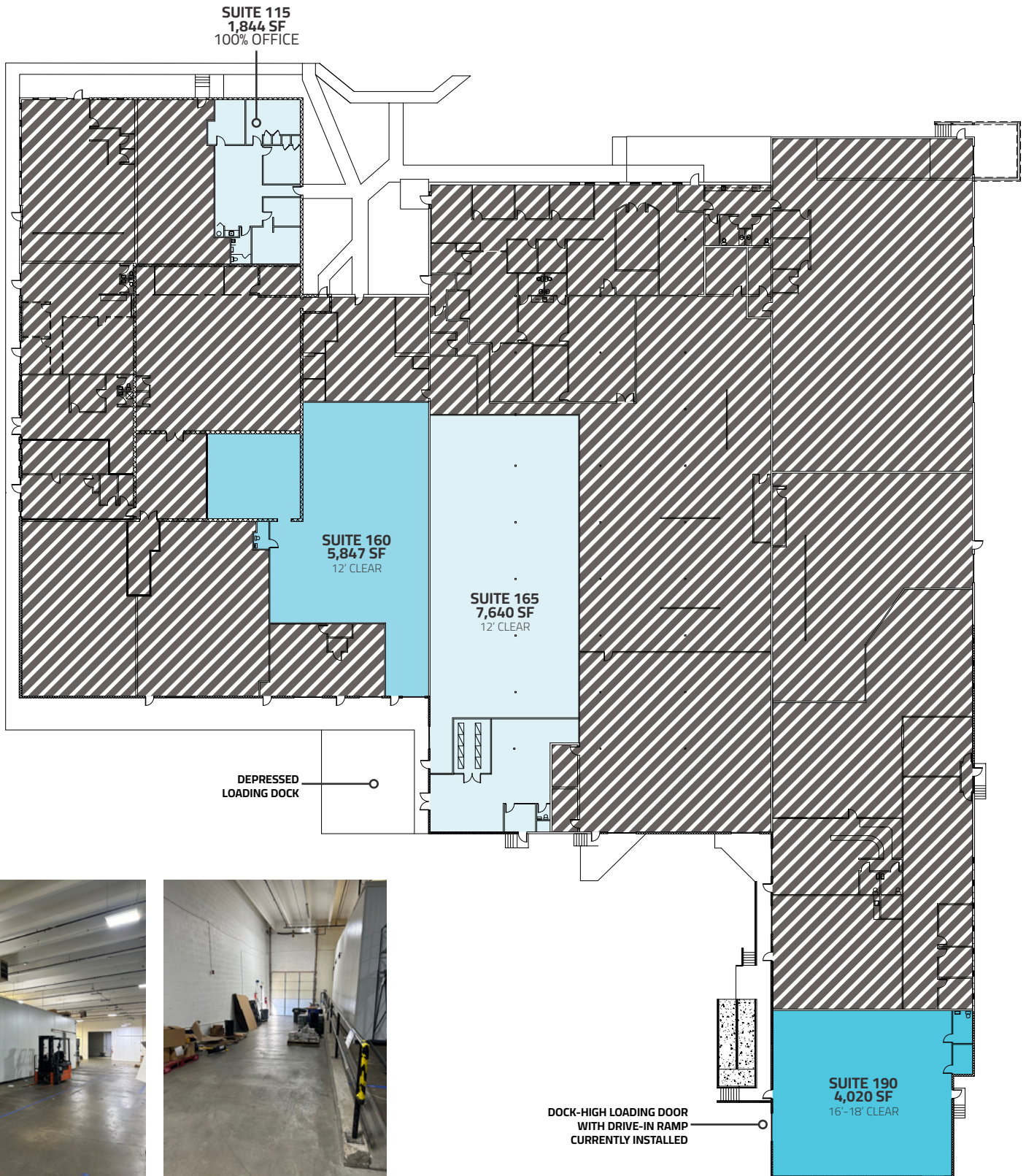
- Office and Versatile Food & Beverage Production Facility with Demising Options
- Holds Current Eagle GMP Food Safety Audit & Former Costco GMP Certification
- Fire Sprinklers Throughout
- Contains Floor Drains & 1600 Amp 480 / 208 Volt / 3 Phase Power
- Offers Building Signage Opportunities
- Prime Boulder Location Near 55th Street and Arapahoe Road
- Enjoy proximity to a range of amenities such as Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery.



FLOOR PLAN

RANGE STREET

WESTERN AVENUE



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