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VERSATILE OFFICE/FLEX SPACE FOR LEASE: IDEAL FOR PROFESSIONAL USE

5450 WESTERN AVENUE, BOULDER, COLORADO 80301

5450 Western Avenue is a rare freestanding office/flex building for lease, offering versatile spaces ideal for professional office use. This unique property combines well-appointed office areas with flexible warehouse space, providing the perfect mix for various business needs. Conveniently located near Arapahoe Ave., employees will enjoy easy access to major thoroughfares and nearby attractions such as the 29th Street Mall and Downtown Boulder. Within a short walking distance, an array of amenities awaits, including renowned dining establishments like Black Belly Restaurant & Market, Ozo Coffee, Pica's Taqueria, and more. With its strategic location and adaptable layout, this building presents an excellent opportunity for professionals seeking prime office space in a bustling neighborhood.

Call us for more information and to set up a tour.



VIRTUAL TOUR
<https://youtu.be/7dBfZ9zGh6o>

TERMS

Available Space:	4,000 - 25,432 SF
Lease Rate:	\$17.50 / SF / NNN
Expenses:	\$8.69 / SF (Est. 2025)
Parking:	68 Spaces 2.7:1,000 SF

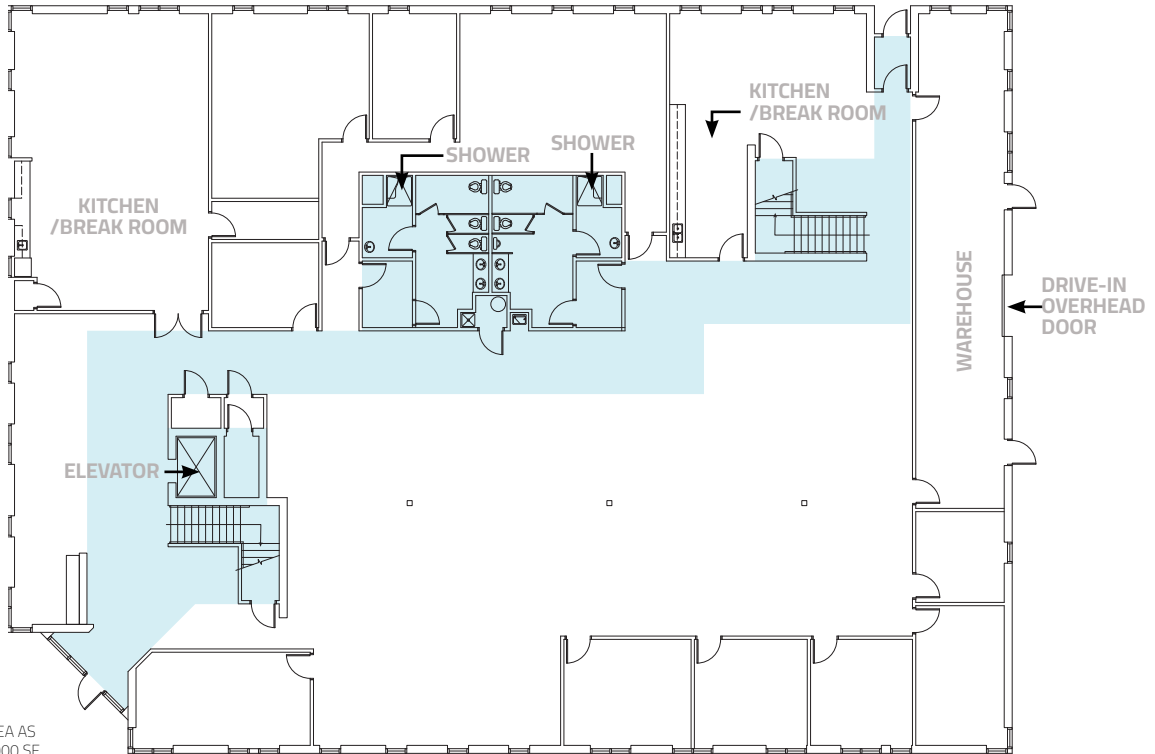
PROPERTY FEATURES

- Building consists of perimeter lined offices with conference rooms, large open work areas, kitchens, break areas, restrooms with showers – Current layout supports 185 workstations
- 8x8 grade level overhead door with loading and storage area with 11'5" clear height – option to add additional overhead doors as needed
- UVC light air purification systems installed on HVAC; and Liebert cooling system in place for data room
- High-speed internet available including Comcast & Lumen Fiber to the building
- Elevator
- 1,600 Amps, 240 V, 3-phase power
- Local Boulder ownership with responsive management



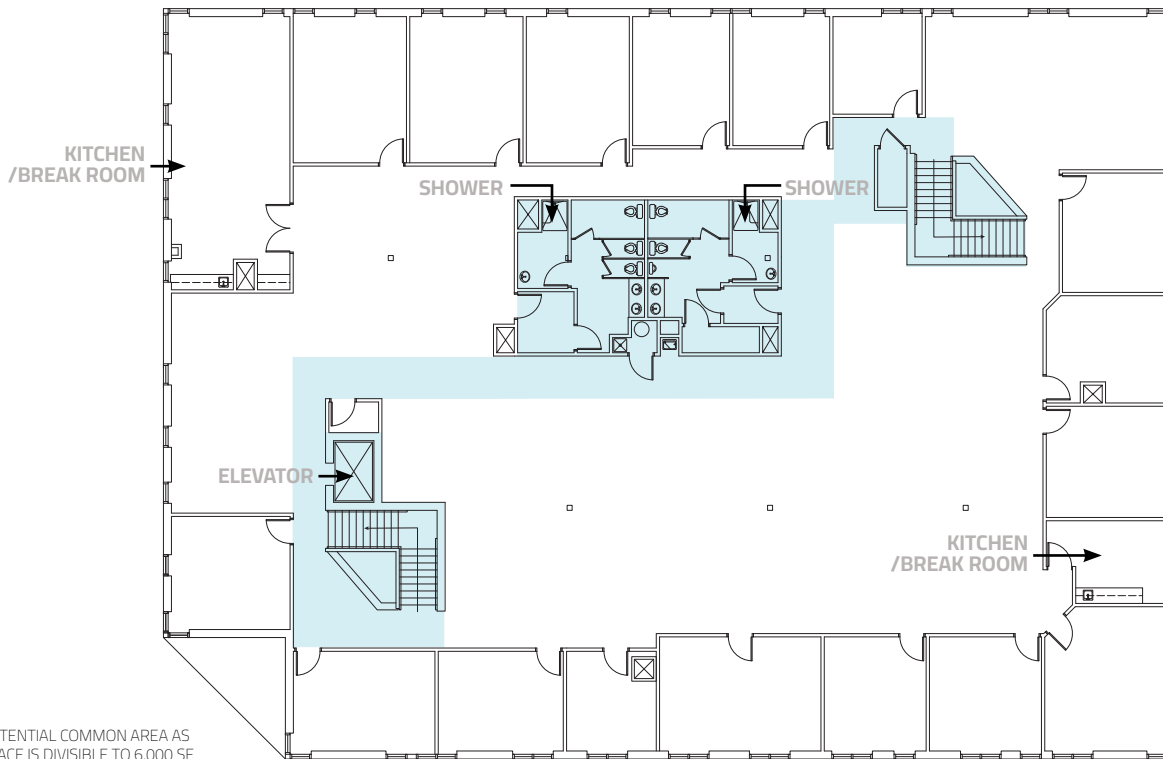
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1ST FLOOR - 12,752 SF

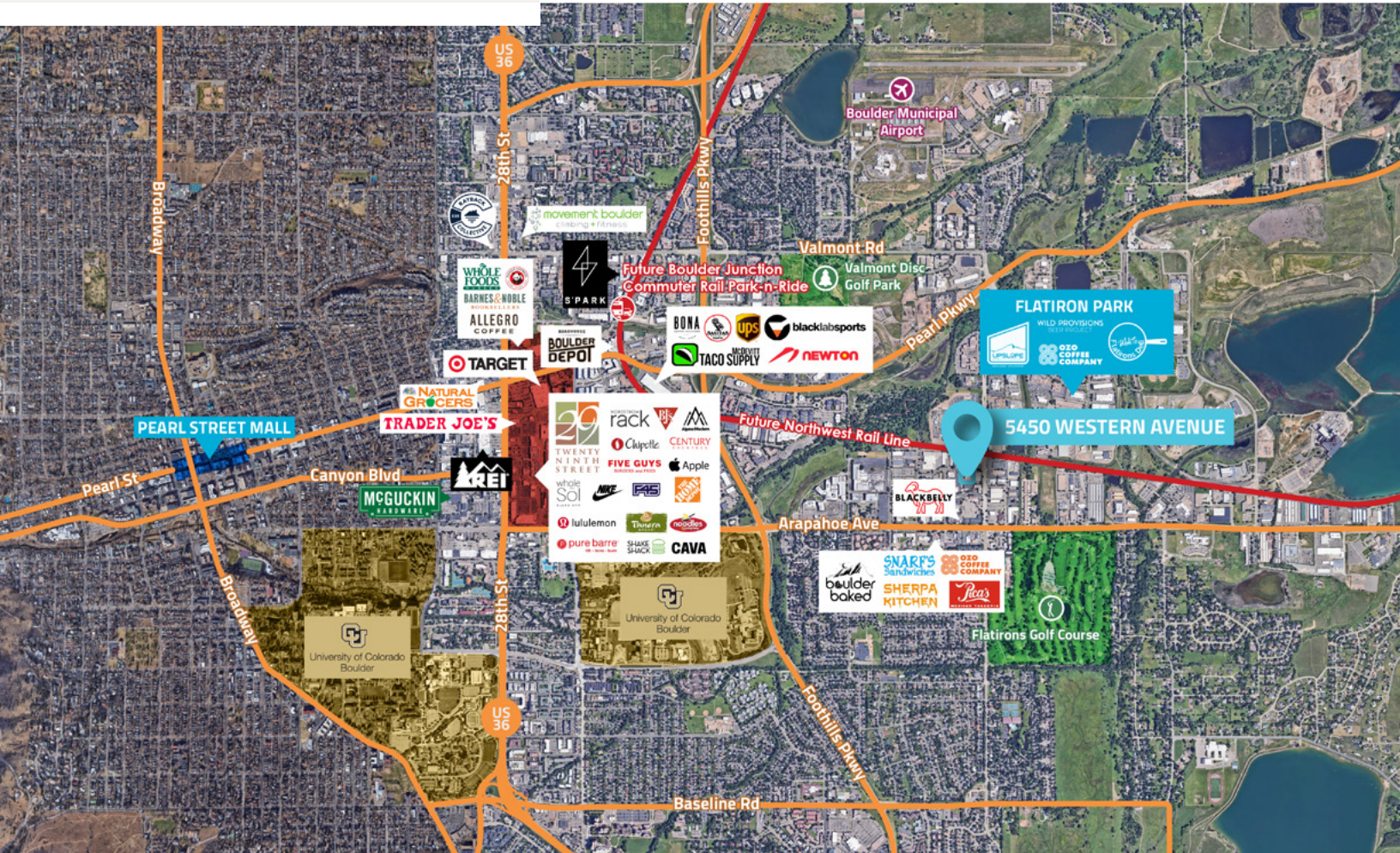


POTENTIAL COMMON AREA AS SPACE IS DIVISIBLE TO 6,000 SF

2ND FLOOR - 12,680 SF



POTENTIAL COMMON AREA AS SPACE IS DIVISIBLE TO 6,000 SF




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