DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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OFFICE | FLEX BUILDING FOR LEASE

5450 WESTERN AVENUE
BOULDER, COLORADO 80301

5450 Western Avenue is a rare freestanding office/flex building for lease. The perfect mix of office and warehouse space. Employees will enjoy quick access to Arapahoe Ave. and short drives to 29th Street Mall, and Downtown Boulder. Short walking distance to many amenities such as Black Belly Restaurant & Market, Ozo Coffee, Pica'sTaquera, LeFrigo, Sherpa Kitchen, Boulder Baked, Snarf's Sandwiches, Uhl's Brewing Company, Vapor Distillery, and Upslope Brewery.

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

TERMS

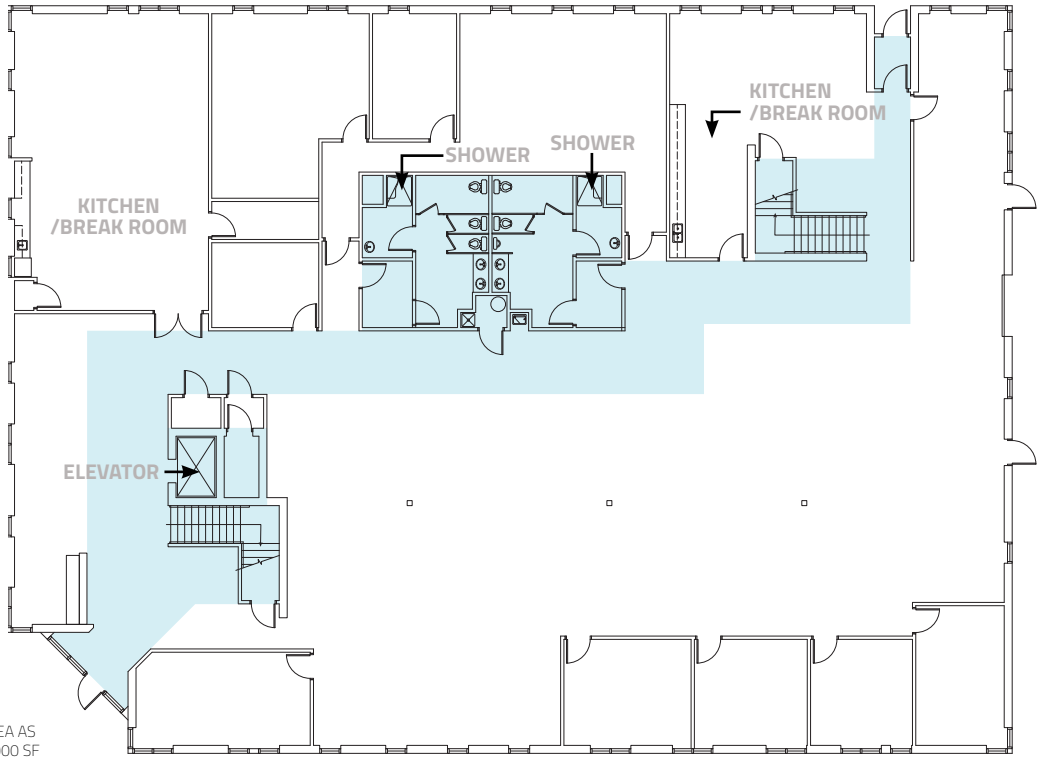
Available Space:	6,000 - 25,432 SF
Lease Rate:	$17.50 / SF / NNN
Expenses:	$8.50 / SF
Parking:	68 Spaces | 2.7:1,000 SF

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

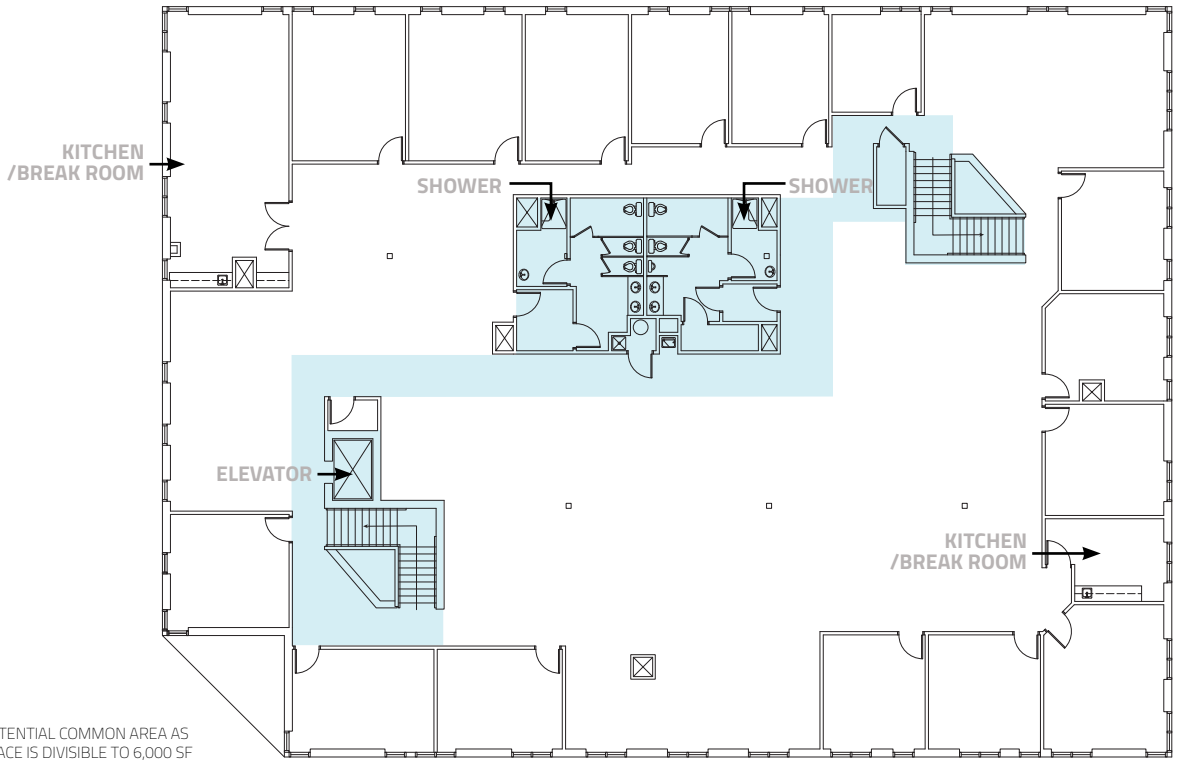
All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

1ST FLOOR - 12,752 SF



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

2ND FLOOR -12,680 SF



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