



**BEAU GAMBLE**  
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**DEAN CALLAN & COMPANY, INC.**  
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## FLEX/PRODUCTION SPACE FOR LEASE

5460-5490 CONESTOGA COURT  
BOULDER, COLORADO 80301

**Discover unparalleled potential in these flex/production spaces – perfect for caterer or food production, brew house or distillery.** Featuring a prime location and versatile layouts, your vision can flourish. Embrace the chance to realize your concept in East Boulder, a thriving subcommunity enriched by local businesses, major employers in aerospace, scientific research, technology, manufacturing, and more. 5460 Conestoga is surrounded by urban parks and open spaces that cater to the needs of employees and residents.

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

## TERMS

Available Square Footage:	2,115 - 12,066 SF
Lease Rate:	\$20.50 - \$22.00 / SF / NNN
Expenses:	\$13.00 / SF (Est. 2024)
Available:	September 1st, 2024
Parking:	Ample
Clear Height:	16'

## PROPERTY FEATURES

- Flex space catering to a number of food and beverage, commercial kitchen, R&D users, fitness/gym, retail, restaurants, coffee shops, etc.
- Valuable infrastructure including hoods and floor drains with complementary office support
- Unit 5460 includes walk-in refrigerators
- Private restrooms with a showers
- Ample parking
- Outdoor patio seating with view of the Flatirons
- Easy access off of 55th Street and Arapahoe via Conestoga
- 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
- Conveniently located near Arapahoe Ave., with easy access to major thoroughfares and nearby attractions such as the 29th Street Mall and Downtown Boulder

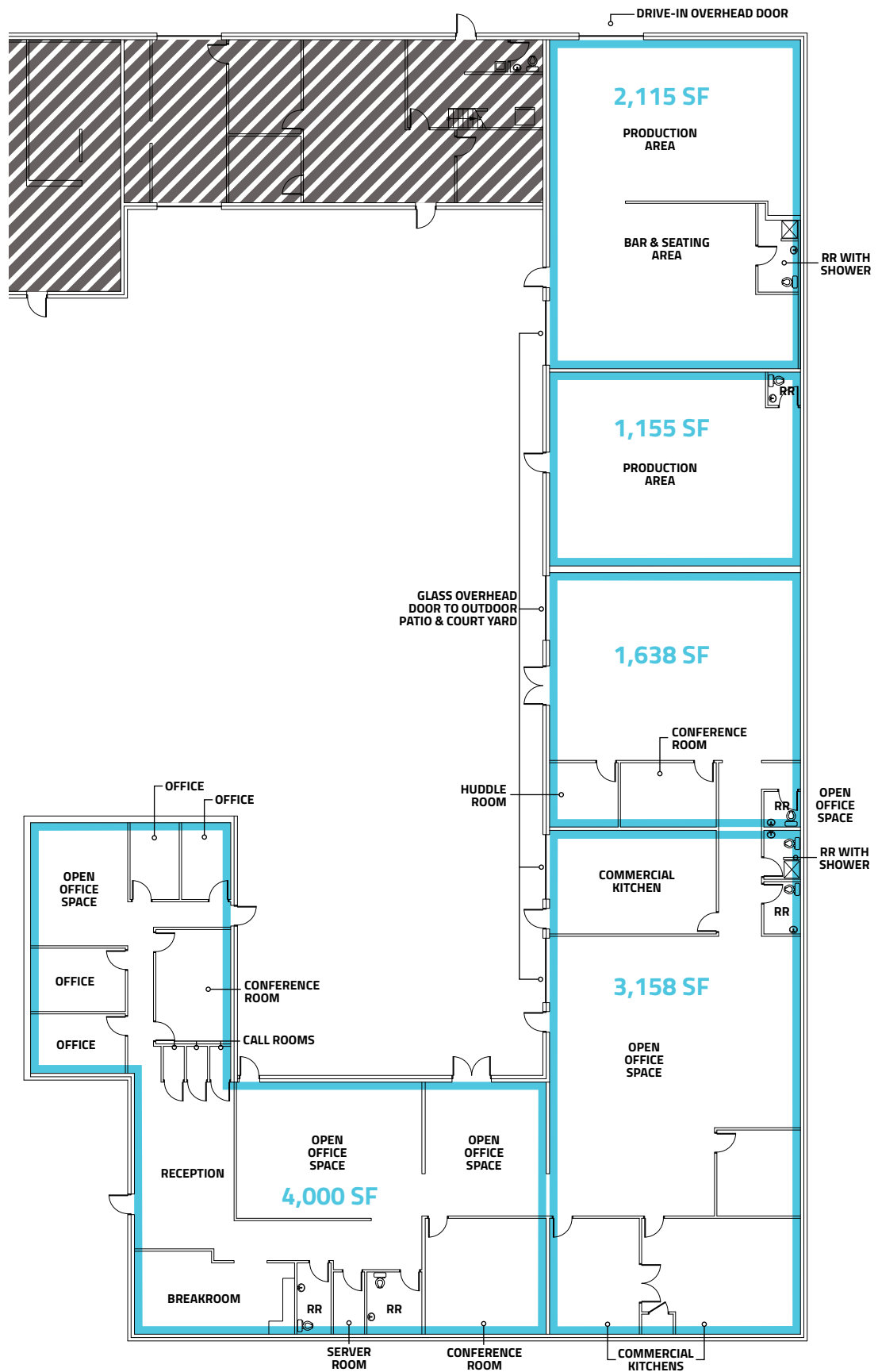


**OUTDOOR PATIO SEATING WITH VIEW OF THE FLATIRONS**

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FLOOR PLAN



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