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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

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## FLEX/INDUSTRIAL SPACE FOR LEASE

**5401 WESTERN AVENUE  
BOULDER, COLORADO 80301**

Exceptional opportunity to lease flex/industrial space in the heart of central Boulder. The available space comes with 2 grade-level overhead doors, 12' clear height in the warehouse portion, substantial electrical service (800 amp, 3-phase). 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.

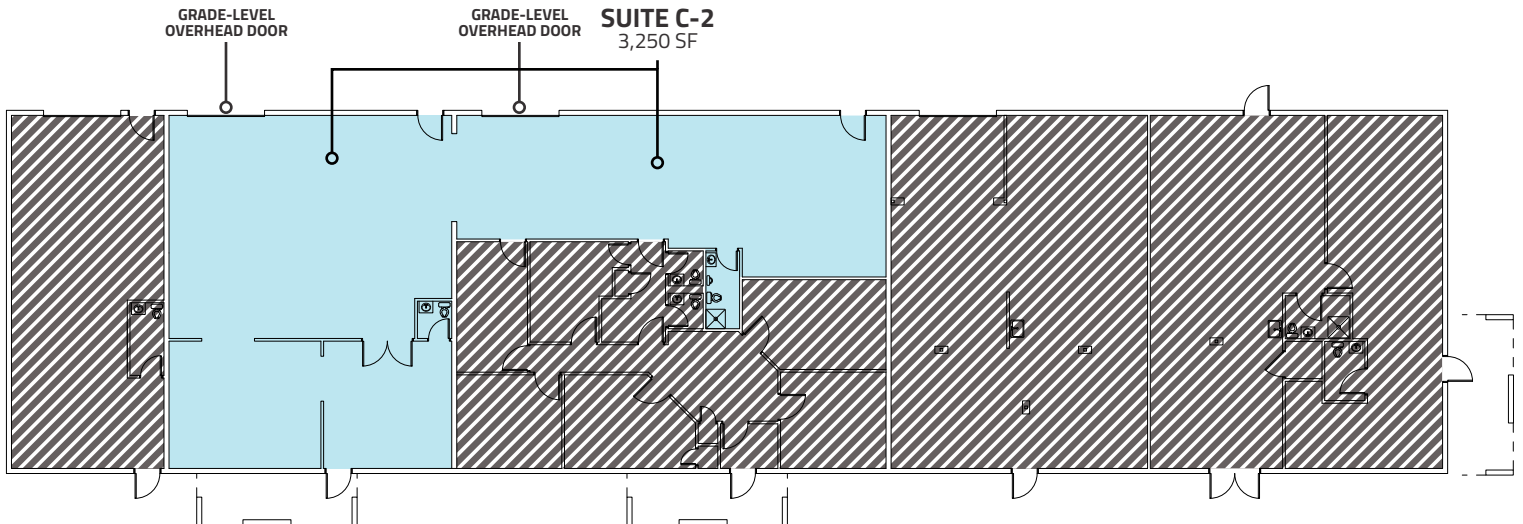
**Call us for more information and to set up a tour.**

## TERMS

Available Space:	3,250 SF
Lease Rate:	\$12.50 / SF / NNN
Expenses:	\$7.92 / SF (Est. 2024)
Parking:	2:1,000 SF
Clear Height:	12'
Power:	800 amp/3 phase

## PROPERTY FEATURES

- Prime position in the heart of Boulder
- 2 grade-level overhead doors
- 12' clear height
- Powerful Electrical Service: 800 amp, 3-phase power
- Near Arapahoe Ave., seamless access to major thoroughfares like Foothills Parkway and Highways 36 and 119.
- Close to 29th Street Mall and Downtown Boulder.
- A short walk to popular spots like Black Belly Restaurant & Market, Ozo Coffee, Pica's Taqueria, and more.







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