



& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28TH STREET, SUITE 200
BOULDER, COLORADO 80303
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OFFICE/R&D SPACE FOR LEASE

**5400 AIRPORT BOULEVARD
BOULDER, COLORADO 80301**

Full first-floor Office/R&D space for lease at 5400 Airport Blvd., Boulder. The interior is thoughtfully designed, featuring a large open office space, private offices, conference rooms, a break room, and private restrooms—all complemented by inspiring mountain views. The building offers covered parking with EV charging stations and elevator access. Enjoy prime accessibility from Boulder-Longmont Diagonal Hwy and Foothills Pkwy, along with the added convenience of the adjacent Valmont Road Bike Path, establishing this location as a vital hub in East Boulder's industrial and logistics network.

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

TERMS

Space Available:

12,247 - 28,094 SF

Lease Rate:

Negotiable

Expenses:

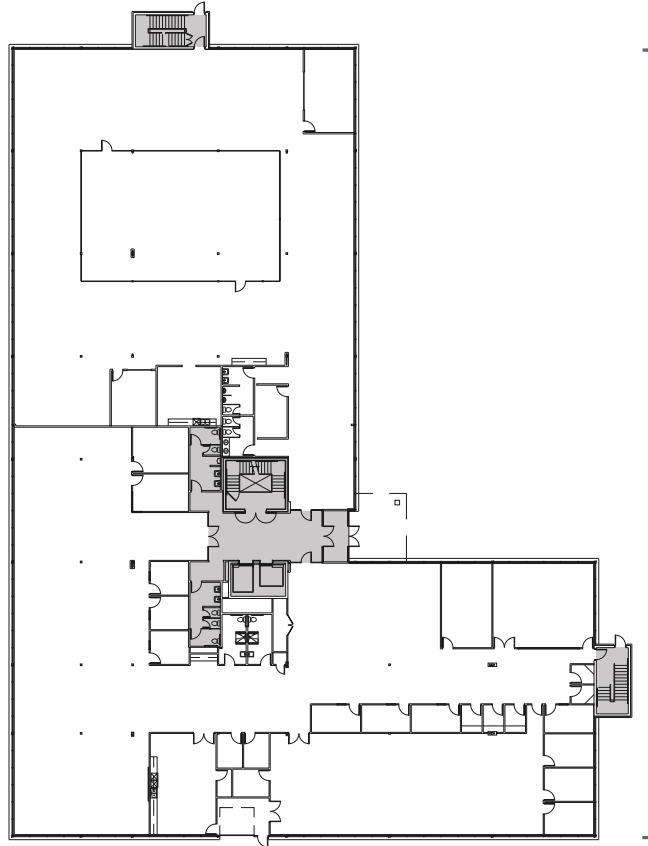
\$11.40 / SF (Est. 2024)

PROPERTY FEATURES

- **Versatile Office/R&D Space:** Can accommodate various business needs
- **Layout:** Private offices, large conference room, breakroom, and large open office space
- Private restrooms
- **Strategic Location:** Part of the multi-building HighPoint Business Park, the property boasts accessibility from Boulder-Longmont Diagonal Hwy and Foothills Pkwy
- **Connectivity:** Adjacent to the Valmont Road Bike Path, the location enhances connectivity in this prime East Boulder industrial and logistics hub

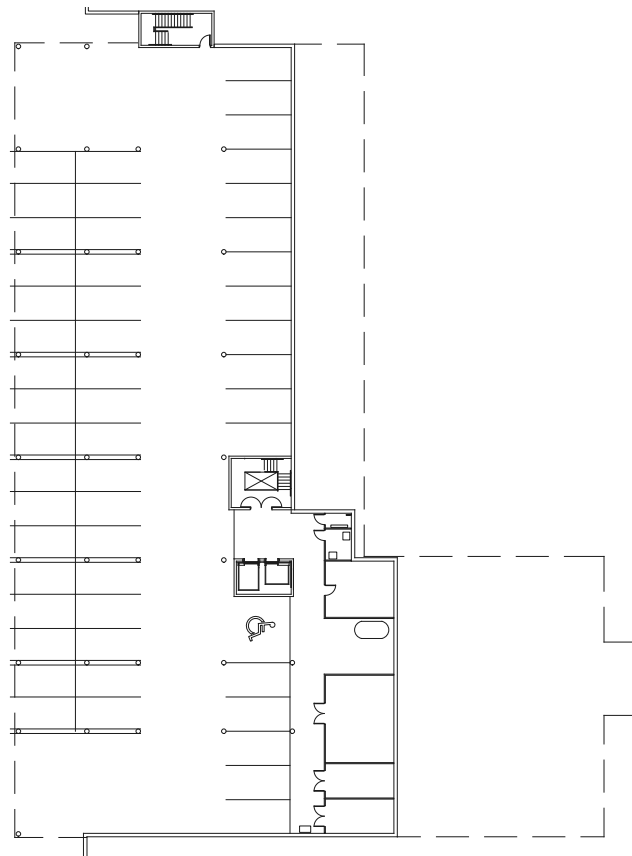


1ST FLOOR

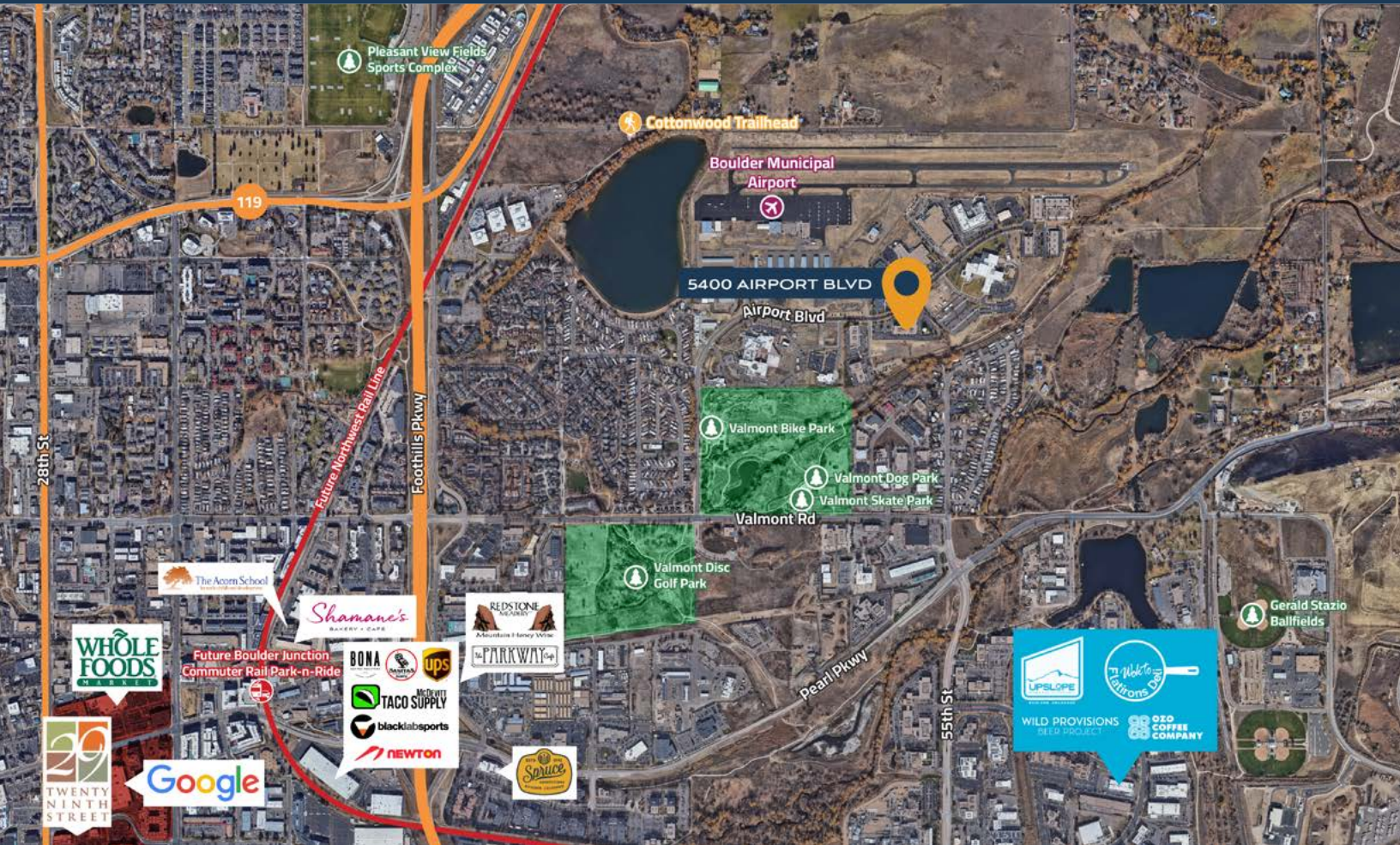


FULL 1ST FLOOR
12,247 - 28,094 SF

COVERED PARKING



 common area
 leased



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