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DEAN CALLAN & COMPANY, INC.

1510 28TH STREET, SUITE 200
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LAB/R&D SPACE FOR LEASE

**5425 AIRPORT BOULEVARD
BOULDER, COLORADO 80301**

Spanning 5,281 SF, this Lab/R&D space offers private offices, a spacious conference room, restrooms with showers, a breakroom, open office area, and dedicated lab space. As part of the esteemed HighPoint Business Park, accessibility is seamless via Boulder-Longmont Diagonal Hwy and Foothills Pkwy. Enhanced connectivity is a highlight, with the Valmont Road Bike Path adjacent to the property, reflecting the strategic location of this prime East Boulder industrial and logistics hub.

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

TERMS

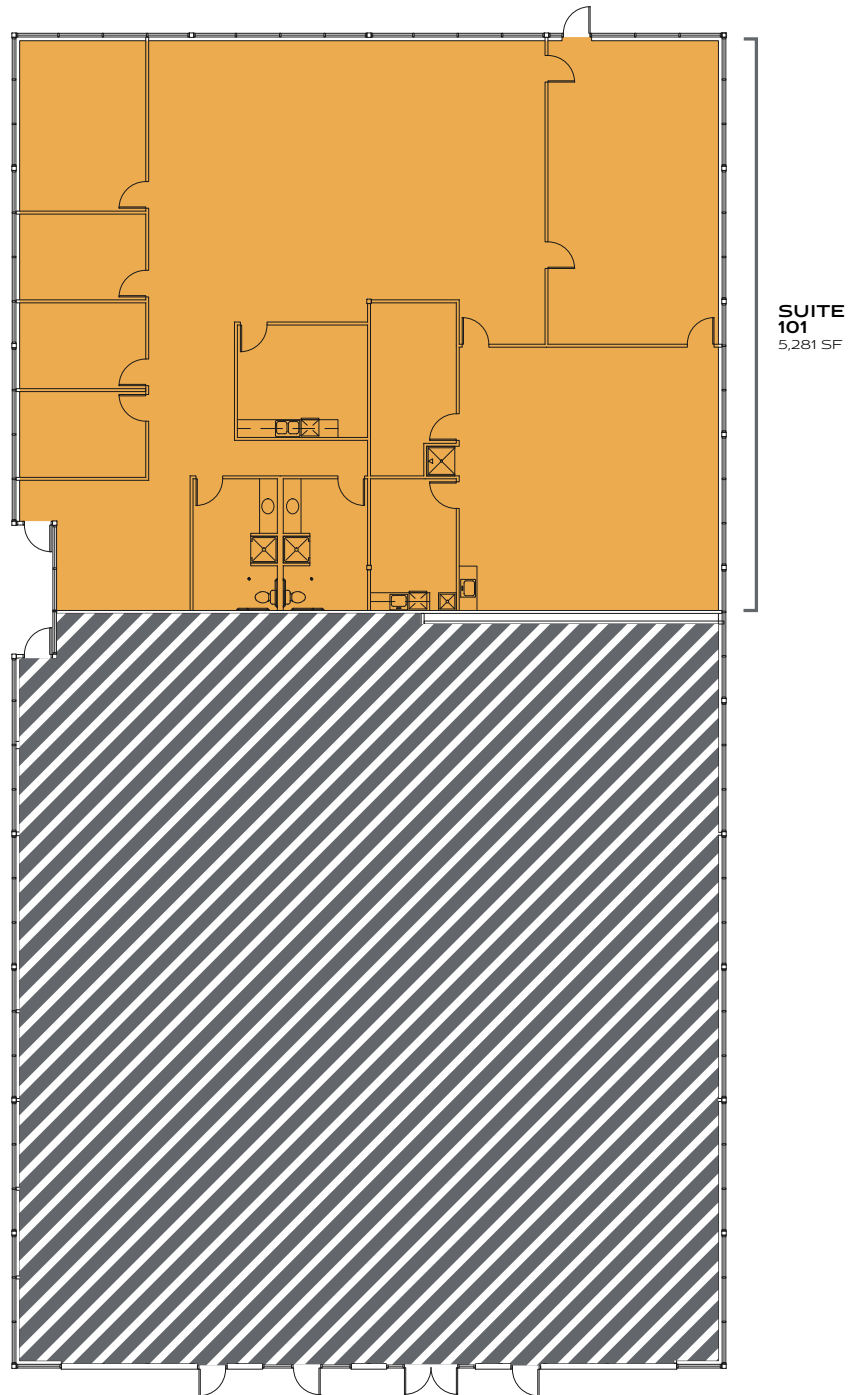
Space Available:
5,281 SF

Lease Rate:
Negotiable

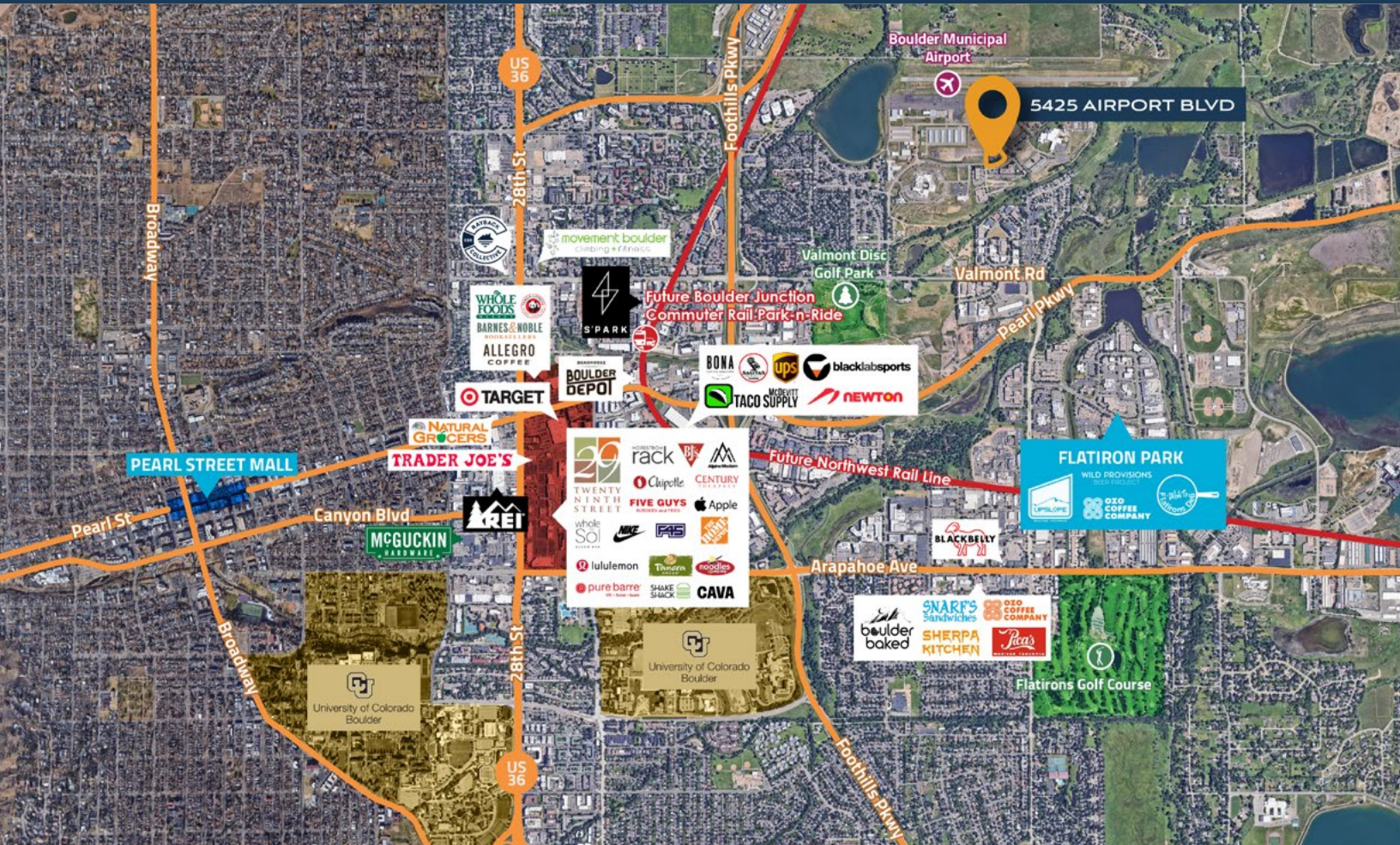
Expenses:
\$13.09 / SF (Est. 2025)

PROPERTY FEATURES

- **Versatile Lab/R&D Space:** Can accommodate various business needs
- **Layout:** Private offices, large conference room, breakroom, open office space, and lab space
- **Lab Space:** Features existing venting for hood, eyewash station, tile flooring and ample power
- **Private Amenities:** Private restrooms with showers
- **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



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