

FREESTANDING R&D BUILDING FOR LEASE



BECKY GAMBLE

CEO
303.945.2012
BGAMBLE@DEANCALLAN.COM

BEAU GAMBLE

PRESIDENT
303.945.2028
BEAUGAMBLE@DEANCALLAN.COM

KEVIN NELSON

MANAGING BROKER
720.464.3950
KNELSON@DEANCALLAN.COM

DEAN CALLAN & COMPANY, INC.

1510 28TH STREET, SUITE 200
BOULDER, COLORADO 80303
303.449.1420 | WWW.DEANCALLAN.COM

5425 AIRPORT BOULEVARD

BOULDER, COLORADO 80301

Spanning 12,118 SF, this R&D building offers private offices, a spacious conference rooms, restrooms with showers, breakrooms, open office areas, dedicated lab spaces, and two grade level loading doors. 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

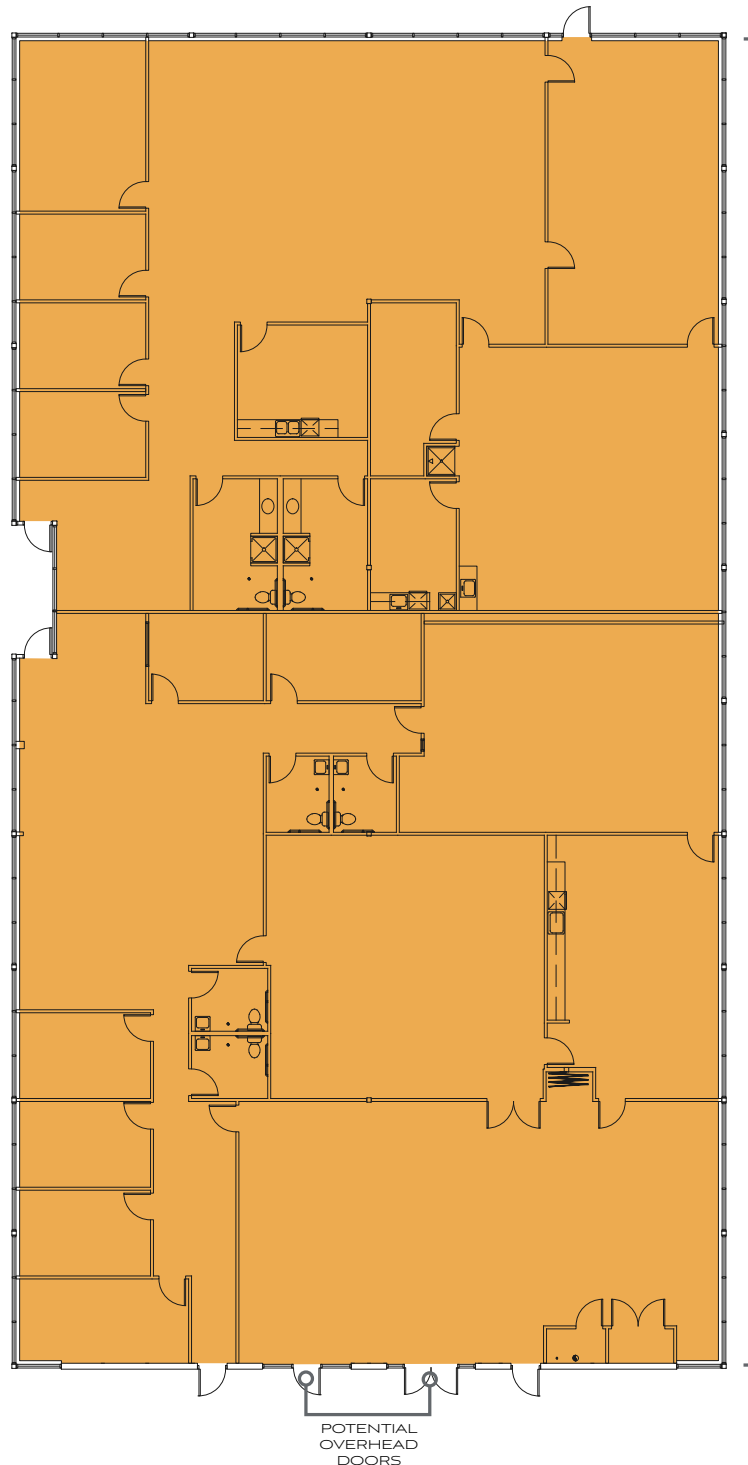
Space Available:
12,118 SF

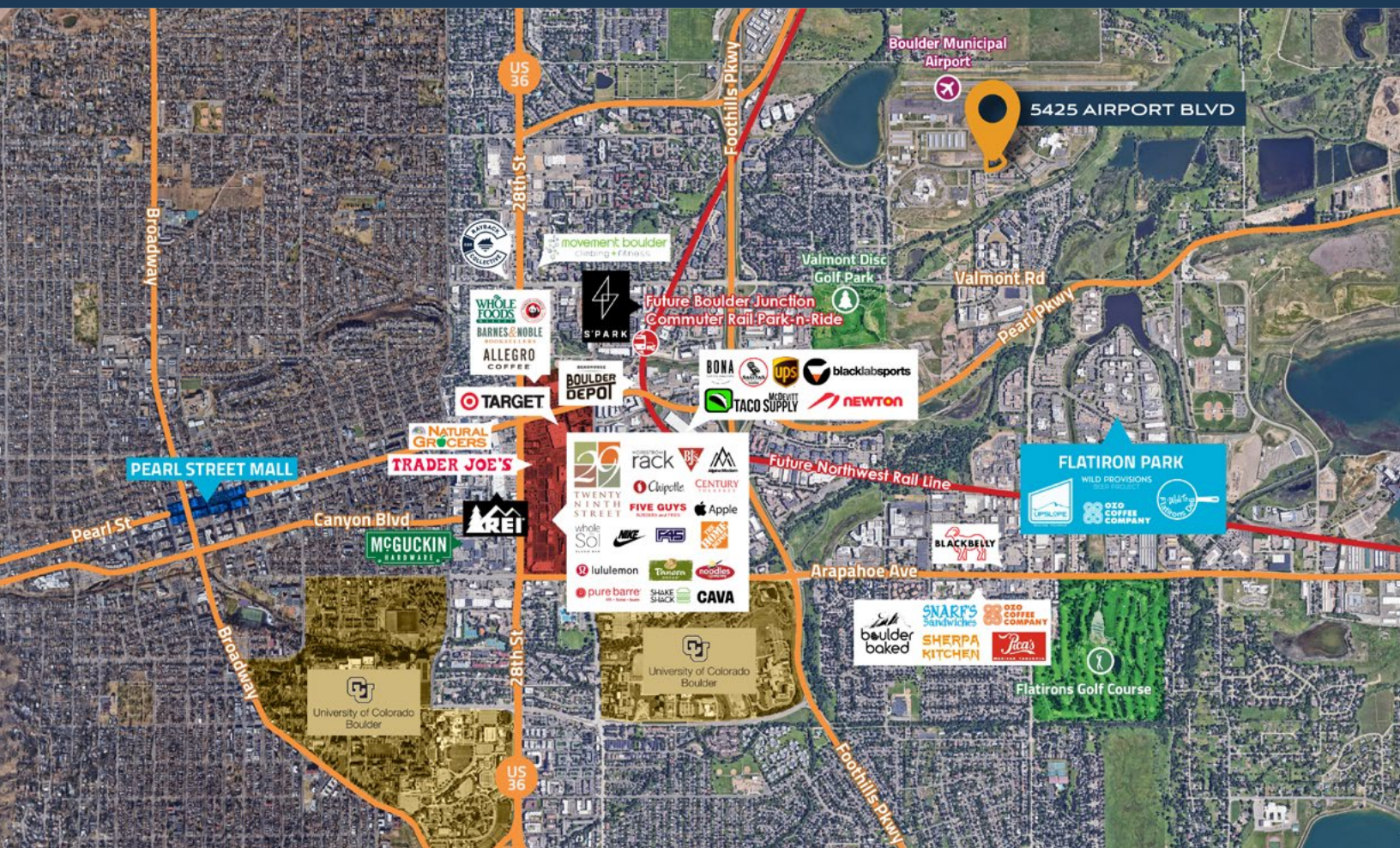
Lease Rate:
Negotiable

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

PROPERTY FEATURES

- **Versatile R&D Building:** Can accommodate various business needs
- **Layout:** Private offices, large conference rooms, breakrooms, open office spaces, and lab space. Potential for two overhead loading doors.
- **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





DEAN CALLAN

& COMPANY INC

BECKY GAMBLE

CEO
303.945.2012
BGAMBLE@DEANCALLAN.COM

BEAU GAMBLE

PRESIDENT
303.945.2028
BEAUGAMBLE@DEANCALLAN.COM

KEVIN NELSON

MANAGING BROKER
720.464.3950
KNELSON@DEANCALLAN.COM

DEAN CALLAN & COMPANY, INC.

1510 28TH STREET, SUITE 200
BOULDER, COLORADO 80303
303.449.1420 | WWW.DEANCALLAN.COM

R&D BUILDING
FOR LEASE

5425 AIRPORT BOULEVARD
BOULDER, COLORADO 80301



CRESCENT.