



**DEAN CALLAN**

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1510 28TH STREET, SUITE 200  
BOULDER, COLORADO 80303  
303.449.1420 | [WWW.DEANCALLAN.COM](http://WWW.DEANCALLAN.COM)

## FLEX SPACE FOR LEASE

**5435 AIRPORT BOULEVARD  
BOULDER, COLORADO 80301**

Suite 100, spanning 6,689 SF, offers expansive open flex space with a convenient drive-in loading door. Benefit from private restrooms, including a shower, for added convenience. Nestled within a multi-building Business Park, this property enjoys easy access from Boulder-Longmont Diagonal Hwy and Foothills Pkwy. The adjacent Valmont Road Bike Path enhances connectivity in this prime East Boulder location within the bustling industrial and logistics hub of HighPoint Business Park.

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

## TERMS

**Space Available:**

6,689 SF

**Lease Rate:**

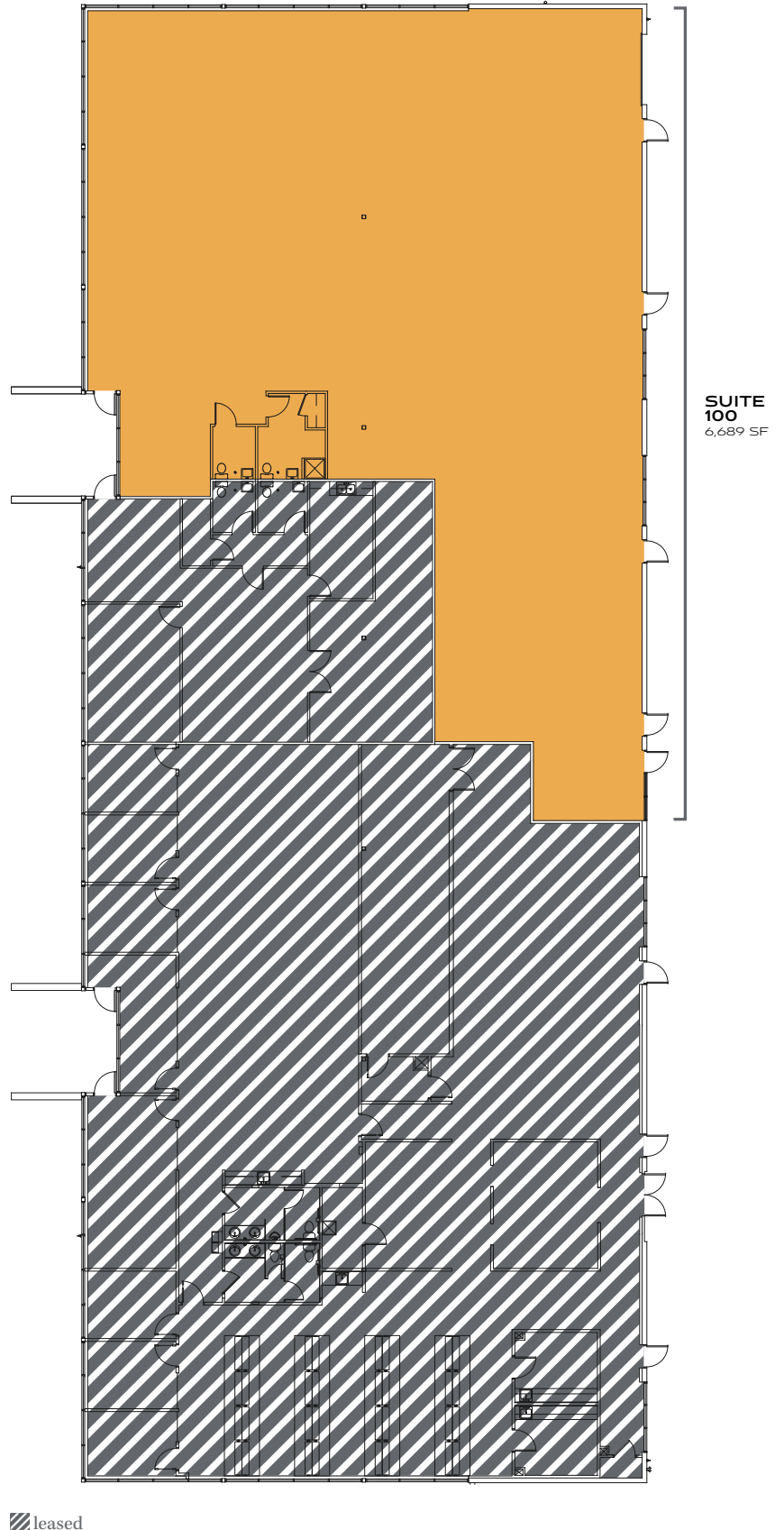
Negotiable

**Expenses:**

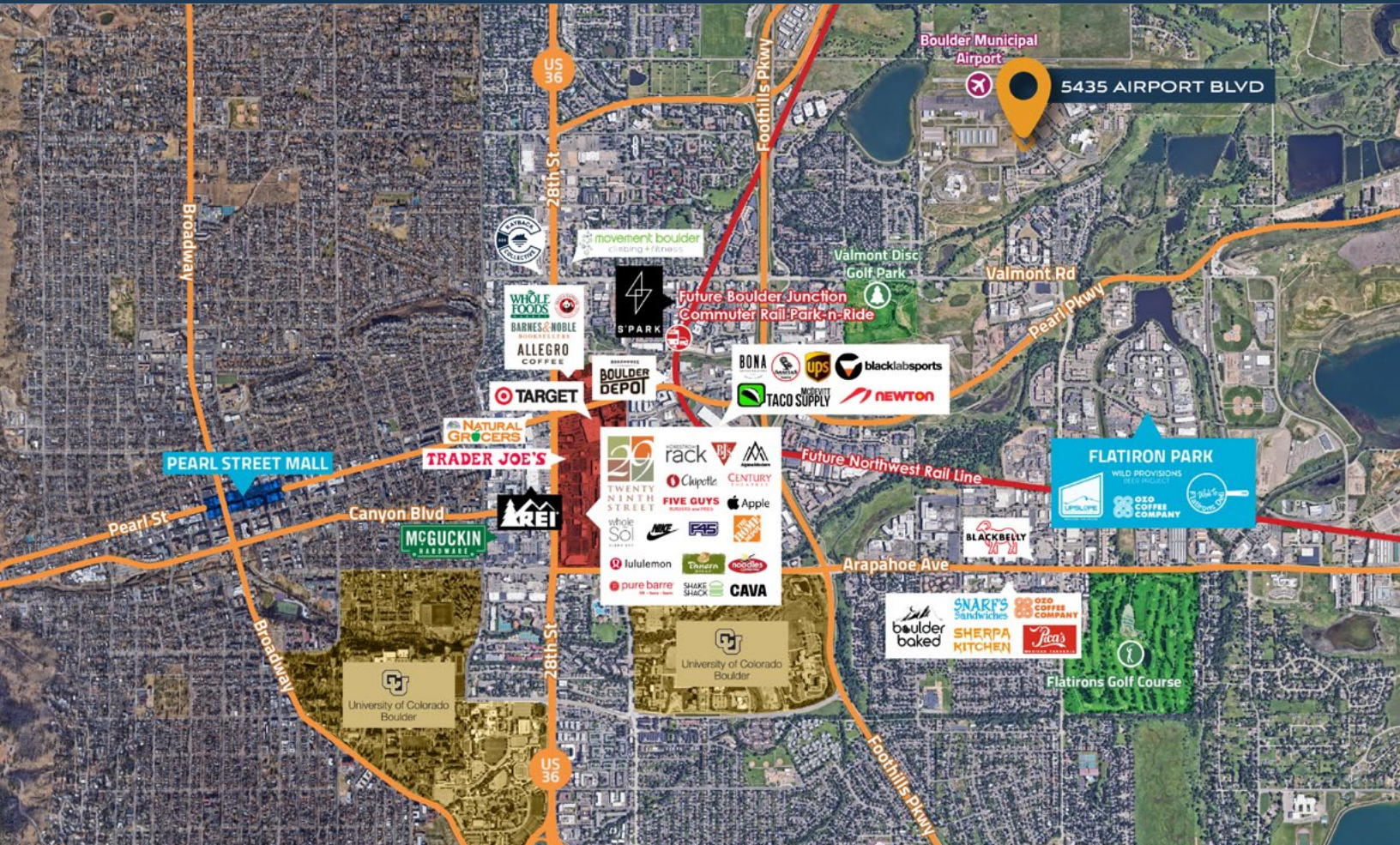
\$12.66 / SF (Est. 2025)

## PROPERTY FEATURES

- **Versatile Flex Space:** Can accommodate various business needs
- **Convenient Loading:** The space features a practical drive-in loading door for seamless logistics
- **Private Amenities:** Enjoy the convenience of private restrooms within the suite, including a shower
- **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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