



BRIT BANKS
Senior Broker Associate
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Broker Associate
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

RETAIL/FLEX/OFFICE/ SHOWROOM FOR LEASE

5345 ARAPAHOE AVENUE
BOULDER, COLORADO 80303

Discover the ideal workspace at 5345 Arapahoe Avenue —a versatile retail/flex/office/showroom in the heart of Boulder. This well-appointed space features one drive-in loading door, robust 200 AMP / 208 Volt / 3-phase electrical panel, and an open flex layout. Brightly lit showroom, a large open office space with finished mezzanine, and a large warehouse. Situated along Arapahoe Ave., it offers seamless access to major thoroughfares and nearby attractions, including the vibrant 29th Street Mall and Downtown Boulder. Within walking distance, you'll find a variety of dining options, such as Black Belly Restaurant & Market, Ozo Coffee, Snarf's, and Pica's Taqueria.

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



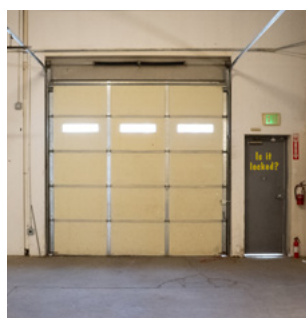
Virtual Tour
https://youtu.be/IfvIL6QIJ_8

TERMS

Unit 2:	3,006 SF
Lease Rate:	\$15.00 - \$17.00 / SF / NNN
Expenses:	\$8.55 / SF (Est. 2024)
Parking:	Ample (front and back of the building)

PROPERTY FEATURES

- Great visibility from Arapahoe Avenue
- Signage options
- Warehouse space with a 10'x 10' drive-in loading door
- Open office space with finished mezzanine
- Showroom
- 3 restrooms
- Parking Ratio - 2.5:1,000 SF
- Fire Sprinklers
- 18' warehouse clear height
- Zoning - IG with a medical overlay that allows both Medical & Professional Office users.
- Situated along Arapahoe Ave., it offers seamless access to major thoroughfares and nearby attractions, including the vibrant 29th Street Mall and Downtown Boulder.
- Within walking distance to Black Belly Restaurant & Market, Ozo Coffee, Snarf's, and Pica's Taqueria



FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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