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INVESTMENT OPPORTUNITY | 6.8% CAP | 5 YEAR LEASE | CREDIT TENANT
SINGLE TENANT FLEX BUILDING FOR SALE

1777 CONESTOGA

ARAPAHOE PARK EAST
1777 CONESTOGA STREET
BOULDER, COLORADO 80301



This exceptional industrial property, fully leased to BAE Systems, presents a rare opportunity for investors seeking a stable, long-term asset in Boulder's thriving market. Zoned IG-D (General Industrial-Development) and featuring 57 parking spaces plus additional on-street parking, the property is 100% HVAC-equipped and includes six dock-high loading doors, ensuring seamless logistics and operational efficiency. Strategically located along Arapahoe Avenue, the building provides easy access to major thoroughfares and is just minutes from the 29th Street Mall and Downtown Boulder. Tenants and visitors alike benefit from the walkable proximity to renowned dining options, including Black Belly Restaurant & Market, Ozo Coffee, Snarf's, and Pica's Taqueria.

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

1777 CONESTOGA STREET



**DEAN CALLAN
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LOCATION



TERMS

Building Size:	23,315 SF
Price:	\$5,383,000 (\$230/ SF)
Tenant:	BAE Systems
Zoning:	IG-D (General Industrial-Development)
Parking:	57 spaces + on-street parking

INVESTMENT HIGHLIGHTS

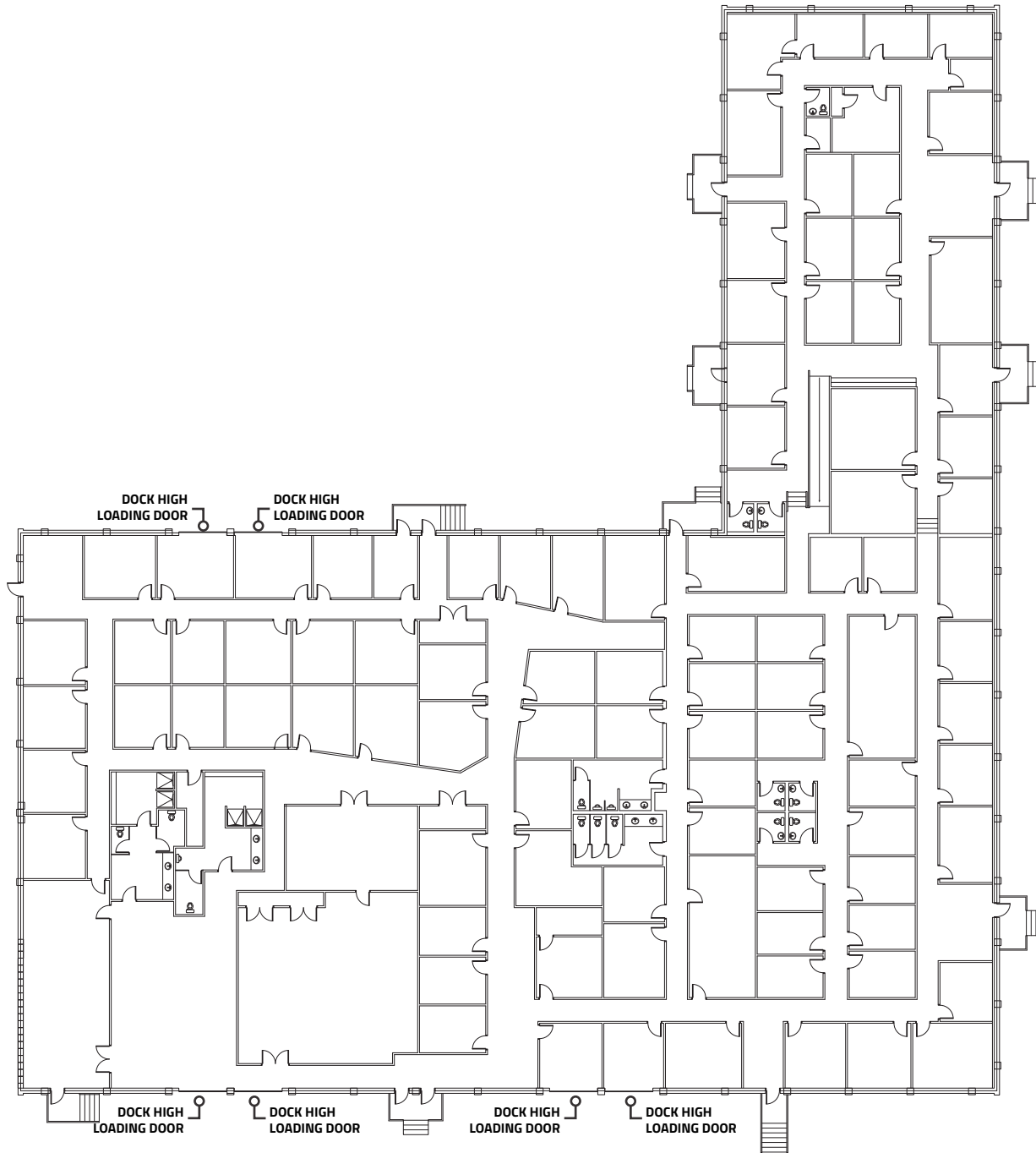
- **Fully leased to BAE Systems**, a global leader in defense, aerospace, and security solutions
- **Strong tenant stability** with a publicly traded company (OTC Markets) and a \$44.51B market cap
- **Recent acquisition of Ball Aerospace (Feb 2024)** reinforces BAE's long-term presence in Boulder

PROPERTY FEATURES

- **Loading:** 6 dock-high loading doors for efficient logistics
- **Clear Height:** 12' up to 16'
- **Climate Control:** 100% HVAC-equipped
- **Prime Location:** Situated along Arapahoe Avenue with seamless access to major highways and business hubs
- **Nearby Amenities:** Walking distance to 29th Street Mall, Downtown Boulder, and popular dining options (Black Belly, Ozo Coffee, Snarf's, Pica's Taqueria)



FLOOR PLAN





TENANT OVERVIEW

BAE SYSTEMS

BAE Systems is a global leader in advanced defense, aerospace, and security solutions, employing approximately 100,000 professionals across 40 countries. Through collaboration with customers and local partners, BAE designs, engineers, manufactures, and supports cutting-edge systems that enhance military capabilities, safeguard national security, and protect critical infrastructure.

Publicly traded on the OTC Markets with a market capitalization of \$44.51 billion, BAE Systems acquired Ball Aerospace in February 2024. Ball Aerospace has been a key employer in Boulder for decades, with nearly 1,000 employees based in the Conestoga/Range Street neighborhood.

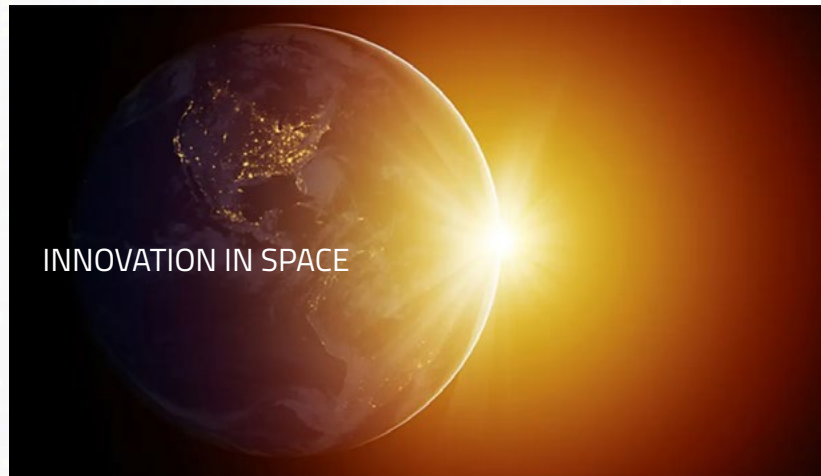
Lease Commencement Date: 05/01/2024

Lease Term: 72 Months, 05/01/2024 – 04/30/2030

Premises Size: Approximately 23,315 SF



AUTONOMOUS TECHNOLOGIES



INNOVATION IN SPACE



ADVANCED MANUFACTURING



MILITARY DIGITAL INTEGRATION

BAE SYSTEMS





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