FULL BUILDING OPPORTUNITY

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OFFICE/R&D SPACE FOR LEASE

5400 AIRPORT BOULEVARD BOULDER, COLORADO 80301

Entire Building Available for Lease at 5400 Airport Blvd., Boulder. This versatile 3-story building offers expansive office and R&D space, designed with flexibility in mind. The interior includes large open office areas, private offices, multiple conference rooms, break rooms, and a loading dock with an overhead door, all enhanced by stunning mountain views from 2nd and 3rd-floor balconies. Take advantage of covered parking with EV charging stations and elevator access for seamless convenience. Located near Boulder-Longmont Diagonal Hwy and Foothills Pkwy, and adjacent to the Valmont Road Bike Path, this building offers prime accessibility and a strategic position in East Boulder's industrial and logistics network.

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

TERMS

Space Available:
12,247 - 81,535 SF

Lease Rate:
Negotiable

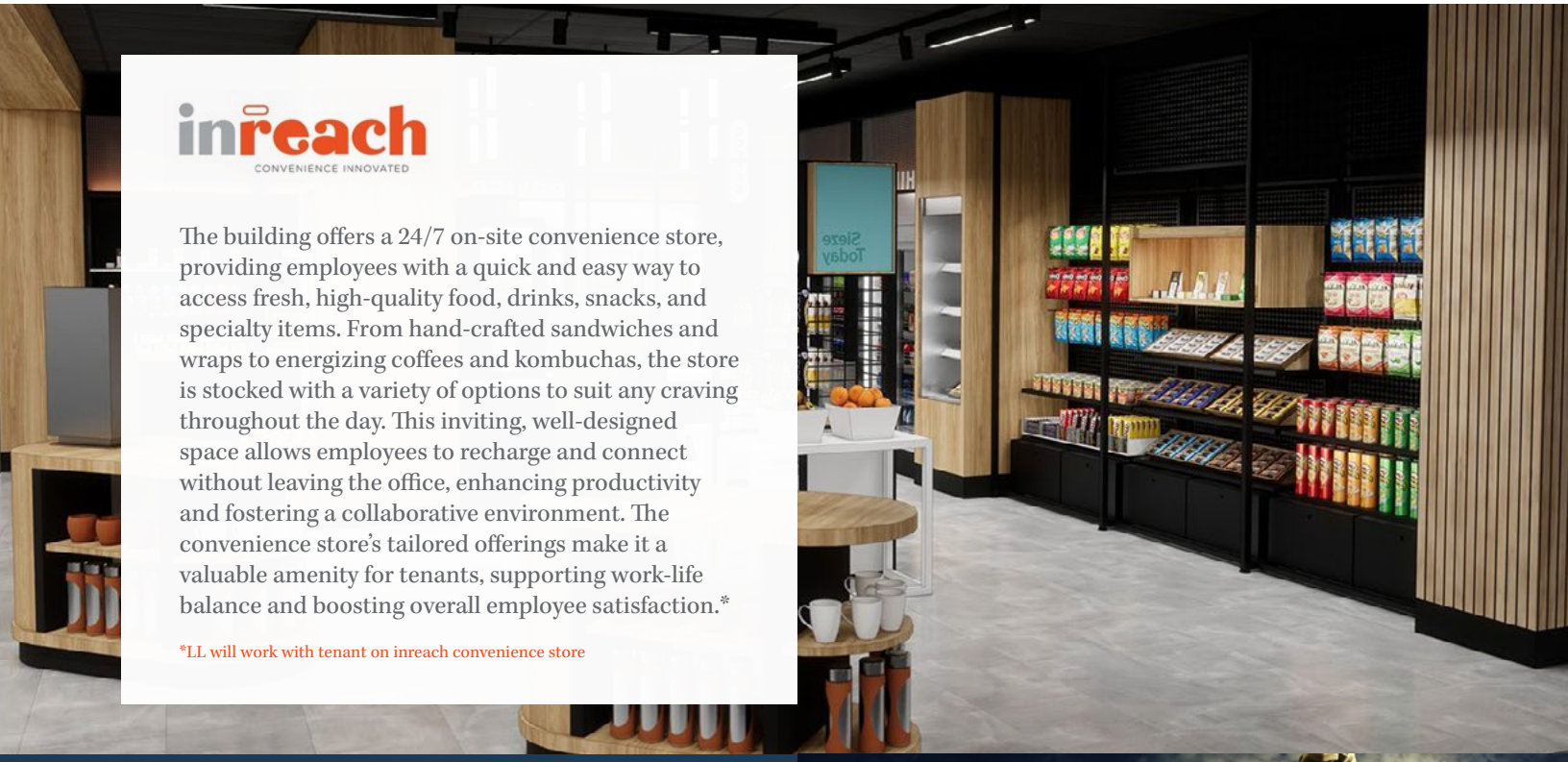
Expenses:
$13.41 / SF (Est. 2026)

PROPERTY FEATURES

- **Versatile Office/R&D Space:** Can accommodate various business needs
- **Layout:** Large open office areas, private offices, multiple conference rooms, break rooms, and a loading dock with an overhead door
- **Tenant Balconies:** Stunning mountain views from 2nd and 3rd-floor balconies
- **Clear Height:** 13' slab to deck ceiling heights
- **Water:** 2" water service
- **Parking:** 275 surface parking spaces (3.35:1,000 SF) with an additional 48 covered parking spaces, and 8 accessible spaces
- **Power:** Standard 277/480v power with the ability to upgrade
- **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 Boulder Municipal Airport and Valmont Road Bike Path, the location enhances connectivity in this prime East Boulder industrial and logistics hub

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.

TENANT SERVICES OFFERED



inreach
CONVENIENCE INNOVATED

The building offers a 24/7 on-site convenience store, providing employees with a quick and easy way to access fresh, high-quality food, drinks, snacks, and specialty items. From hand-crafted sandwiches and wraps to energizing coffees and kombuchas, the store is stocked with a variety of options to suit any craving throughout the day. This inviting, well-designed space allows employees to recharge and connect without leaving the office, enhancing productivity and fostering a collaborative environment. The convenience store's tailored offerings make it a valuable amenity for tenants, supporting work-life balance and boosting overall employee satisfaction.*

*LL will work with tenant on inreach convenience store

Mobile Bicycle Repair

An on-site mobile bicycle repair service is available exclusively for tenants, offering convenient, expert maintenance to keep bikes in top condition. Whether it's a quick tune-up or more comprehensive repairs, this service ensures that employees who bike to work have easy access to support, enhancing their commute experience and promoting sustainable transportation.

Mobile Dent and Scratch Repair

For tenant convenience, an on-site mobile dent and scratch repair service is available to keep employees' vehicles in top shape. Skilled technicians provide fast, professional repairs for minor dents, scratches, and blemishes, ensuring that employees can have their cars taken care of without leaving the workplace. This added convenience saves time and reduces hassle, allowing employees to focus on their workday while enjoying a well-maintained vehicle.

HIGHPOINT BUSINESS PARK

5400 AIRPORT BOULEVARD, BOULDER, CO 80301

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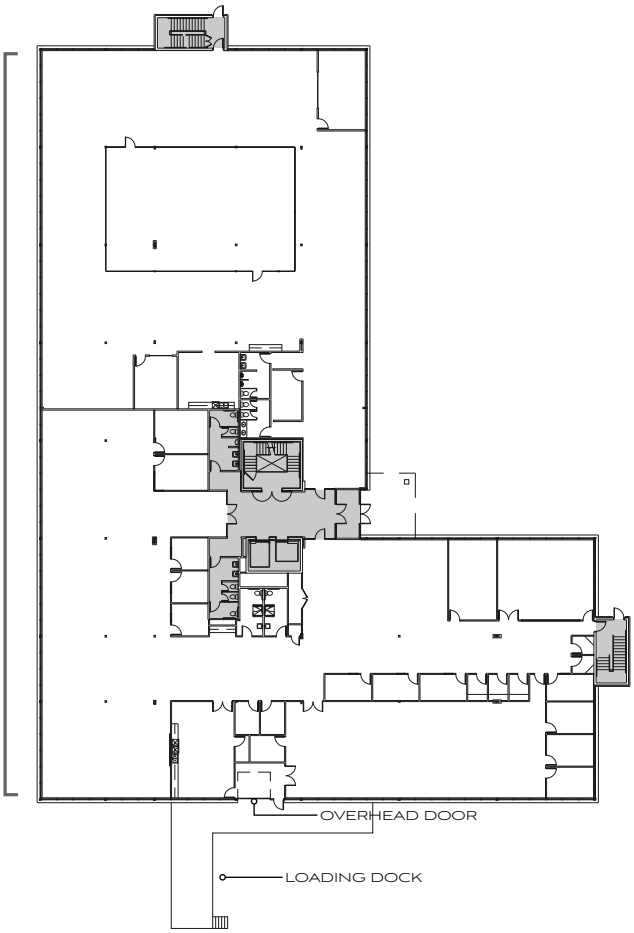
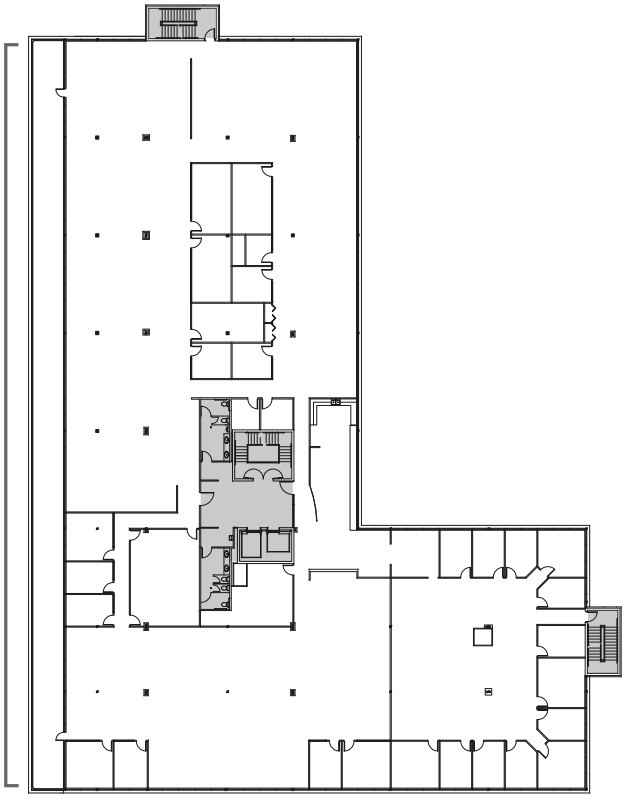
1ST FLOOR

FULL 1ST FLOOR
12,247 - 28,094 SF

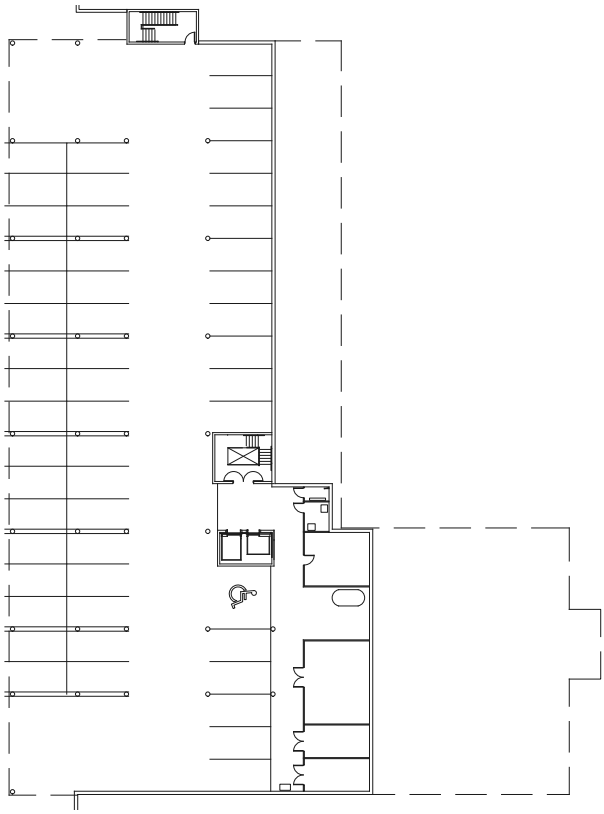


2ND FLOOR

FULL 2ND FLOOR
27,918 SF

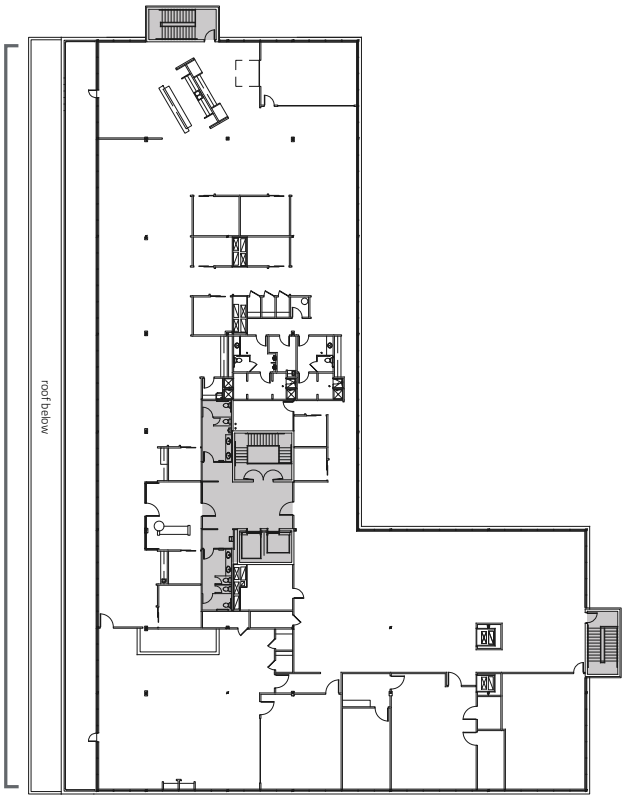


COVERED PARKING



3RD FLOOR

FULL 3RD FLOOR
25,523 SF



common area
leased

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WHY BOULDER?

With 300 days of sunshine per year, numerous activities within it's backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

#1
BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1
BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP HOUSING MARKET IN U.S. FOR GROWTH & STABILITY
- 5 YEARS RUNNING -
[SMARTASSET]

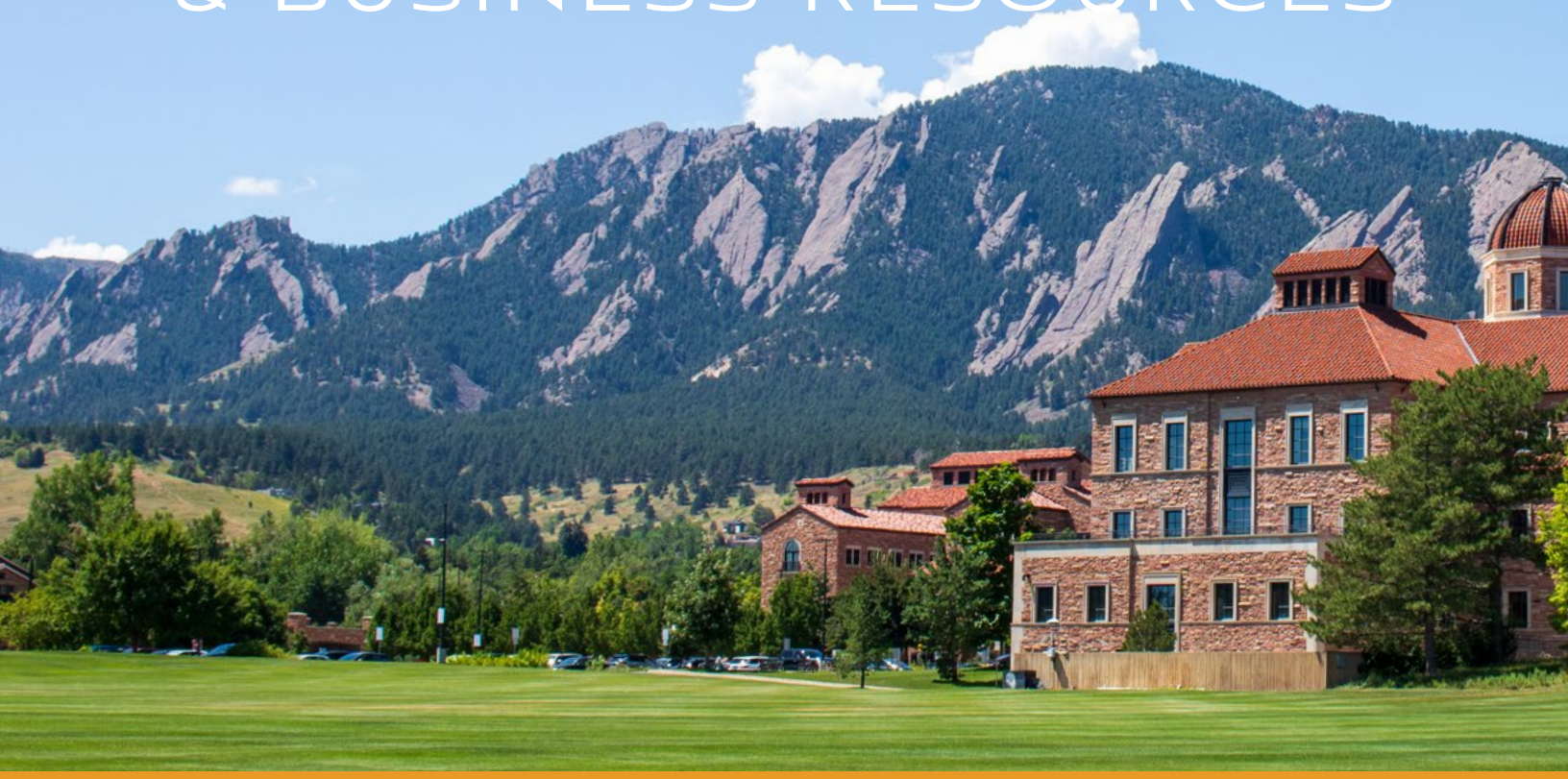
#1
IN THE U.S. ON THE BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

TOP 10
IN U.S. FOR WOMEN-FOUNDED, VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

#2
BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

TOP 25
GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

TALENT POOL & BUSINESS RESOURCES



UNIVERSITY OF COLORADO

- **Top Research / STEM University in the Country**
- **Leeds Business School**
- **Deming Center for Entrepreneurship**

73 VENTURE CAPITAL FUNDS IN BOULDER INCLUDING:

- Access Venture Partners
- Morgenthaler Ventures
- OrbiMed Advisors
- Boulder Ventures
- Antler
- MergeLane
- Sweater Ventures
- MonCap VC
- Deming Center for Entrepreneurship

OVER 17 ACCELERATOR & INCUBATOR PROGRAMS INCLUDING:

- Innosphere Ventures
- CanopyBoulder
- BoomTown
- Fulcrum Venture Accelerator

OVER 10 CODING BOOTCAMPS INCLUDING:

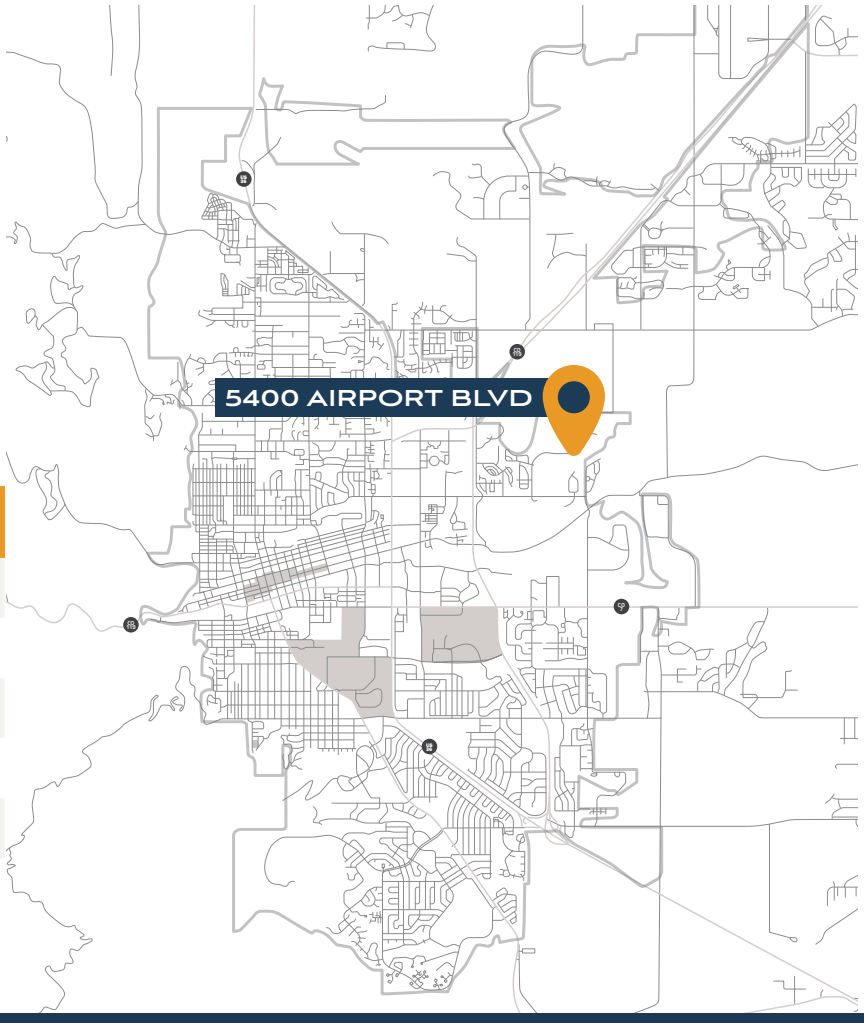
- Flatiron School
- Hack Reactor
- CodeCraft School

JOIN NOTABLE COMPANIES IN BOULDER

Apple · Google · sovrn · Watchmaker Genomics · Meta
Ball · Medtronic · KBI Biopharma · biodesix · RADICL
Enliven Therapeutics · Battelle It can be done · NetApp · pact · Scout Clean Energy
Tendeg · Smart Sweets · Hyde Engineering + Consulting · Longpath Technologies · JumpCloud
Justin's · namasté Solar · amazon

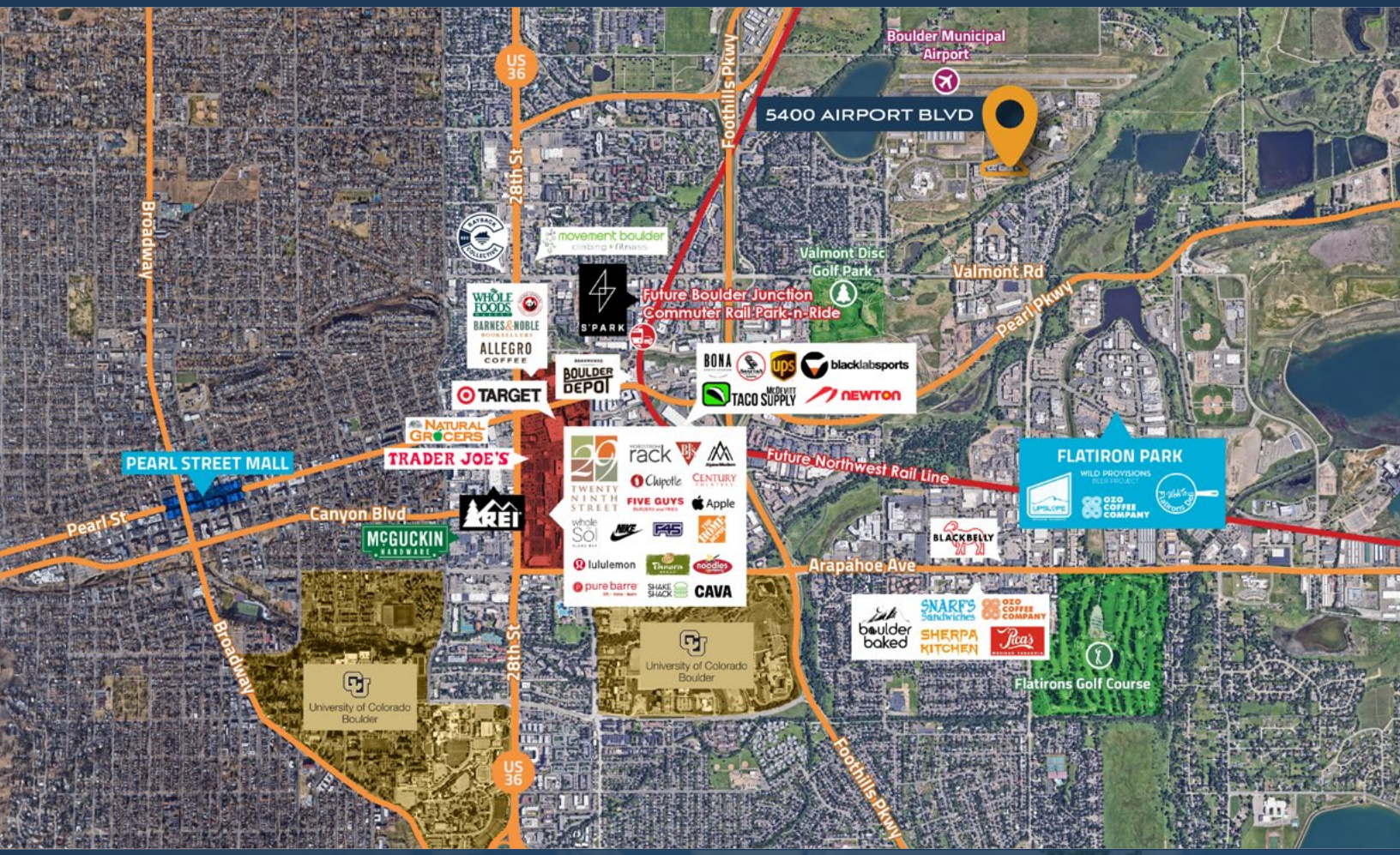
COMMUTING & TRANSPORTATION

- **Bike Trails Across Boulder County**
- **RTD Bus Systems coming from Downtown Denver to Boulder and Longmont to Boulder**
- **Bus system from DIA to Boulder**
- **Free "Buff Bus" around CU Boulder's Campus**
- **Access to City Bikes across 50+ locations in Boulder & Gunbarrel**



COMMUTE TIMES

35 min to Downtown Denver
40 min to DIA
12 min to Westminister
15 min to Longmont
12 min to Rocky Mountain Airport
25 min to Golden



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CRESCENT