DEAN CALLAN
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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

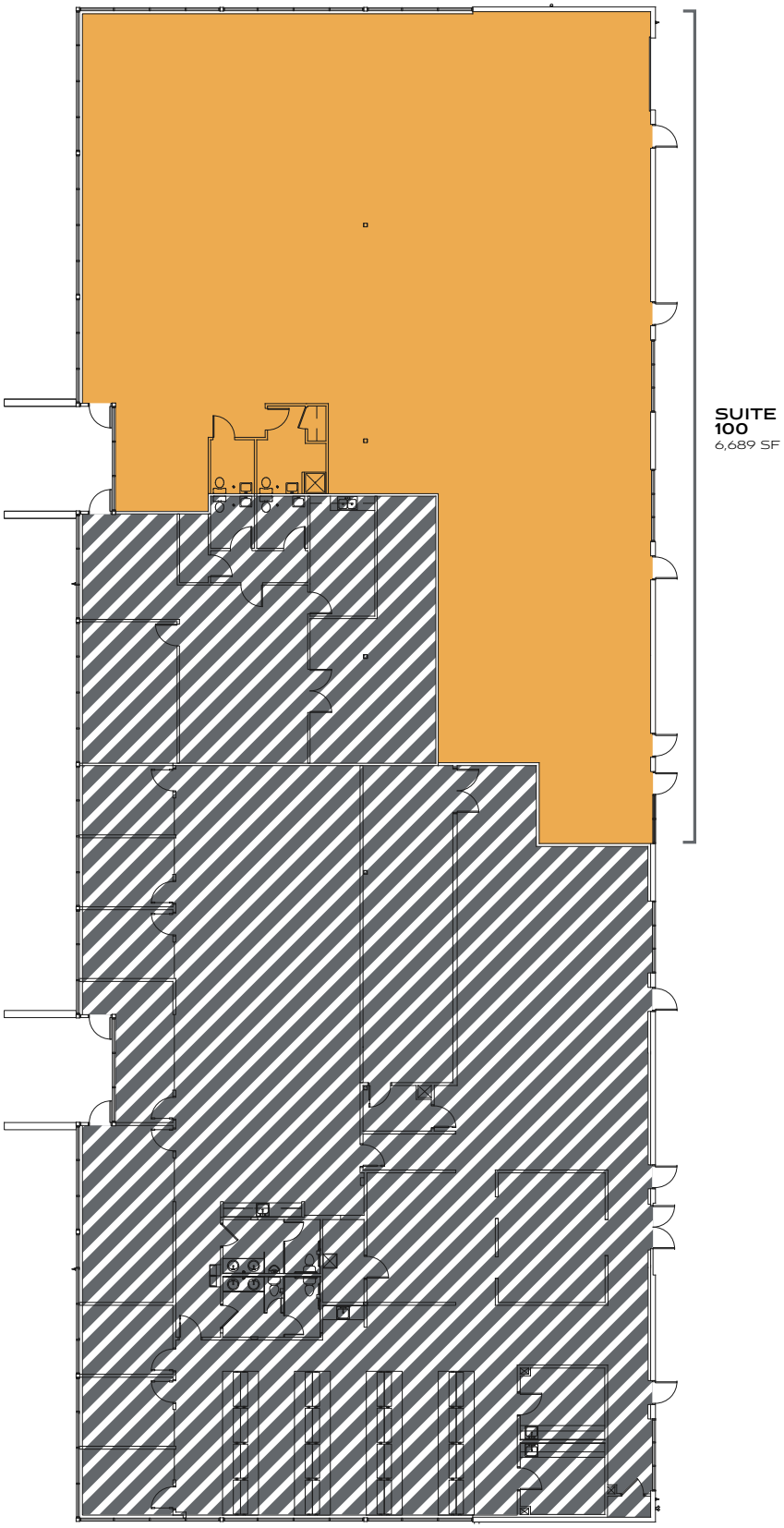
Space Available:
6,689 SF

Lease Rate:
Negotiable

Expenses:
$14.72 / SF (Est. 2026)

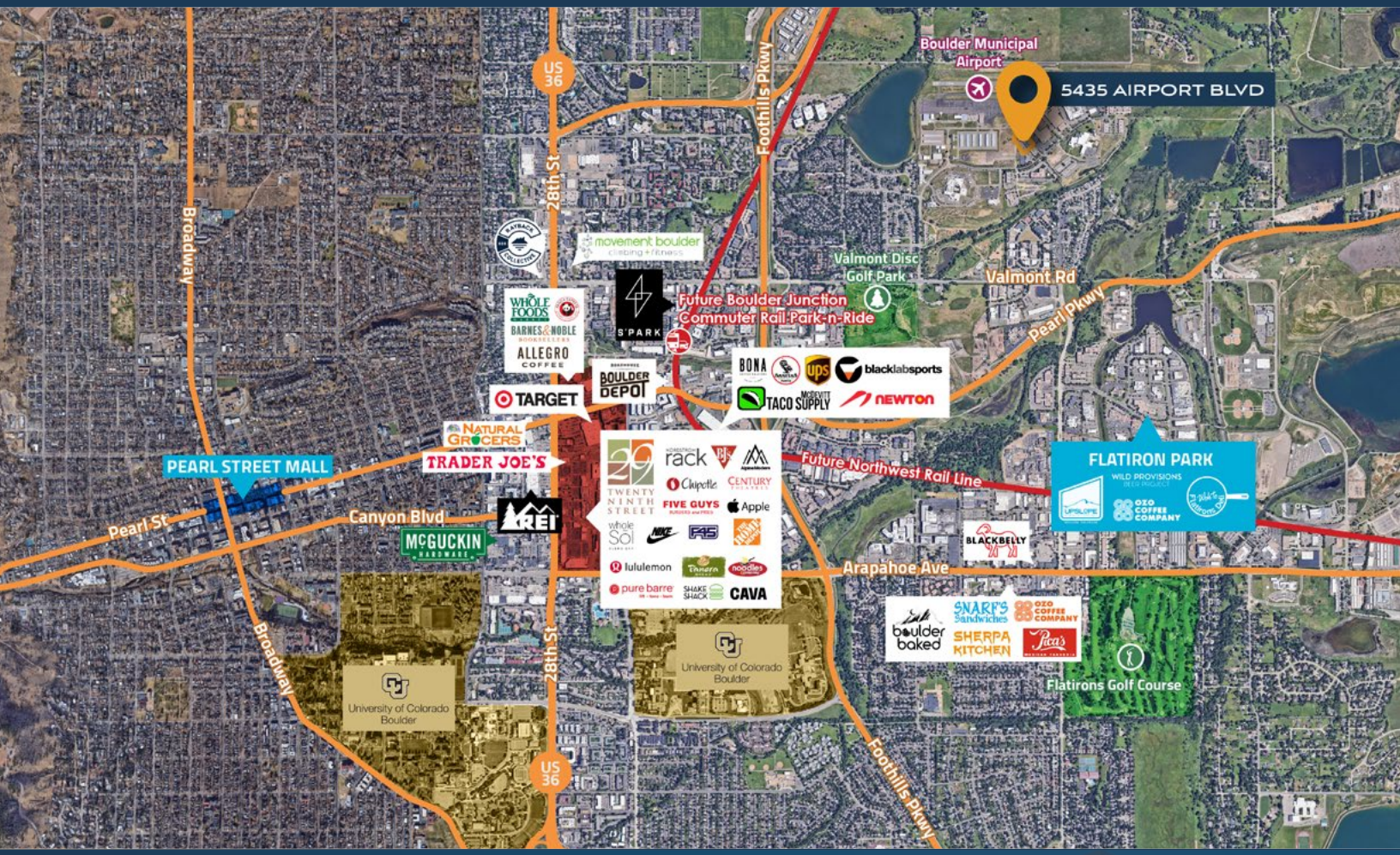
PROPERTY FEATURES

- **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



leased

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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CRESCENT.