

# 5435 Airport Blvd.

Boulder, Colorado

**TURN-KEY LAB SPACE WITH FF&E IN PLACE**  
Suites 102 & 106 | 10,368 SF Sublease Available



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## SUBLEASE INFORMATION

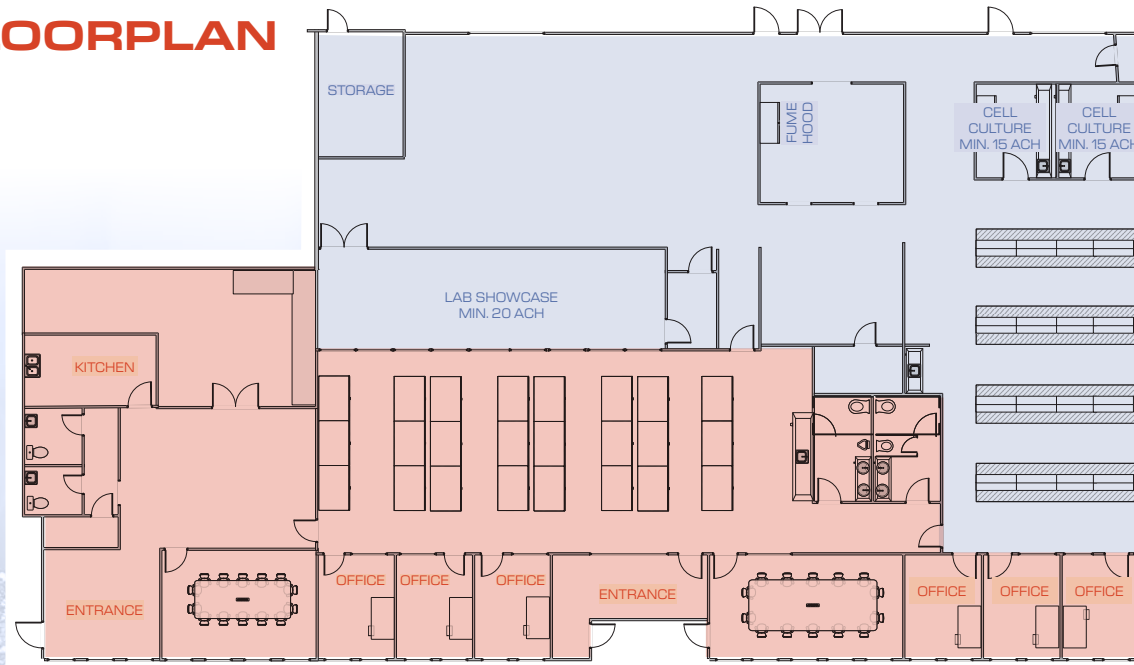
### Property Info

<b>Address</b>	5435 Airport Blvd Boulder, Colorado
<b>Premises</b>	Suites 102 & 106 (10,368 SF)
<b>Asking Rate</b>	\$51.00/SF, FSG <b>REDUCED RATE!</b> <del>\$57.00/SF, FSG</del>
<b>Term</b>	September 2027
<b>Loading</b>	Grade level double doors

### Technical Specs

- **Power:** 3 phase, 1600 amps in Suite 102 & 400 amps in Suite 106
- **OHSP:** in ceiling power, nitrogen, vacuum and compressed air distribution piping to main labs
- 1500 L nitrogen tank pad with a locked chain link fence located behind suite 106
- DI Water Loop with 4 in-sink distribution valves

## FLOORPLAN



### Office Space

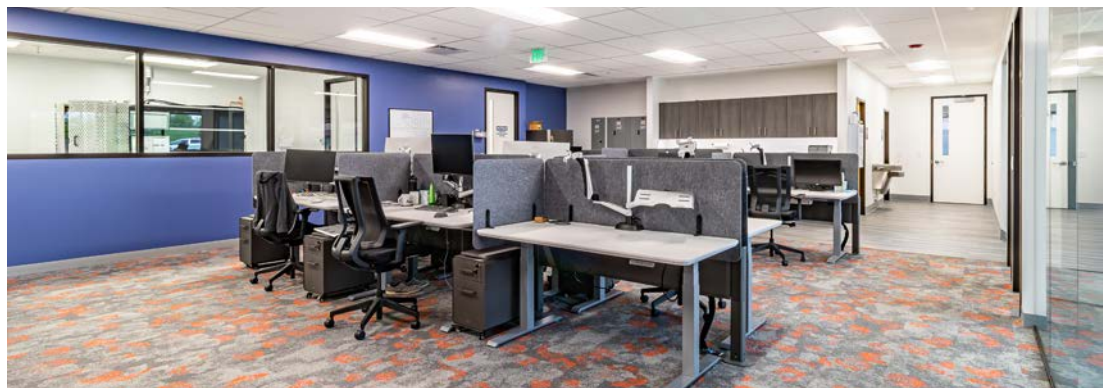
- 6 offices
- 24 workstations
- 2 conference rooms

### Lab Space

- 30 benches
- 2 biosafety cabinets
- 1 fume hood

## PROPERTY HIGHLIGHTS

- Turn-key lab space with FF&E in place
- Opportunity to be the sole occupant of the building with room for expansion
- Convenient Boulder location with proximity to CU & other biotech organizations
- Immediate availability
- Ample surface parking



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## LOCATION



### FOR MORE INFORMATION, CONTACT

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# NEWMARK

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