CHOOSE FURNISHED OR UNFURNISHED

— FLEXIBLE SPACES TAILORED TO YOUR NEEDS —

DEAN CALLAN
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1510 28th Street, Suite 200
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303.449.1420 | **www.deancallan.com**

SINGLE OFFICES & OFFICE SUITES AVAILABLE FOR LEASE

5350 MANHATTAN CIRCLE
BOULDER, COLORADO 80303

Nestled in southeast Boulder, this newly renovated two-story office building at 5350 Manhattan Circle offers premier leasing opportunities for single offices and flexible office suites. With modern finishes throughout, and an array of premium shared amenities, this multi-tenant property delivers the perfect blend of professional elegance and commuter convenience—ideal for growing businesses seeking an inspiring workspace just minutes from Downtown Boulder and Denver.

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

VIRTUAL TOUR
https://youtu.be/_WxpMkTByyk

TERMS

SUITE/OFFICE #	SIZE (RENTABLE SF)	GROSS
Suite 102:	1,695 SF	$4,700/MO
Suite 103:	2,119 SF	$5,250/MO
Office 203:	261 SF	$1,050/MO
Office 204:	174 SF	$850/MO
Office 205:	174 SF	$850/MO
Office 206:	174 SF	$850/MO
Office 207:	174 SF	$850/MO
Office 208:	174 SF	$850/MO
Office 211:	213 SF	$750/MO

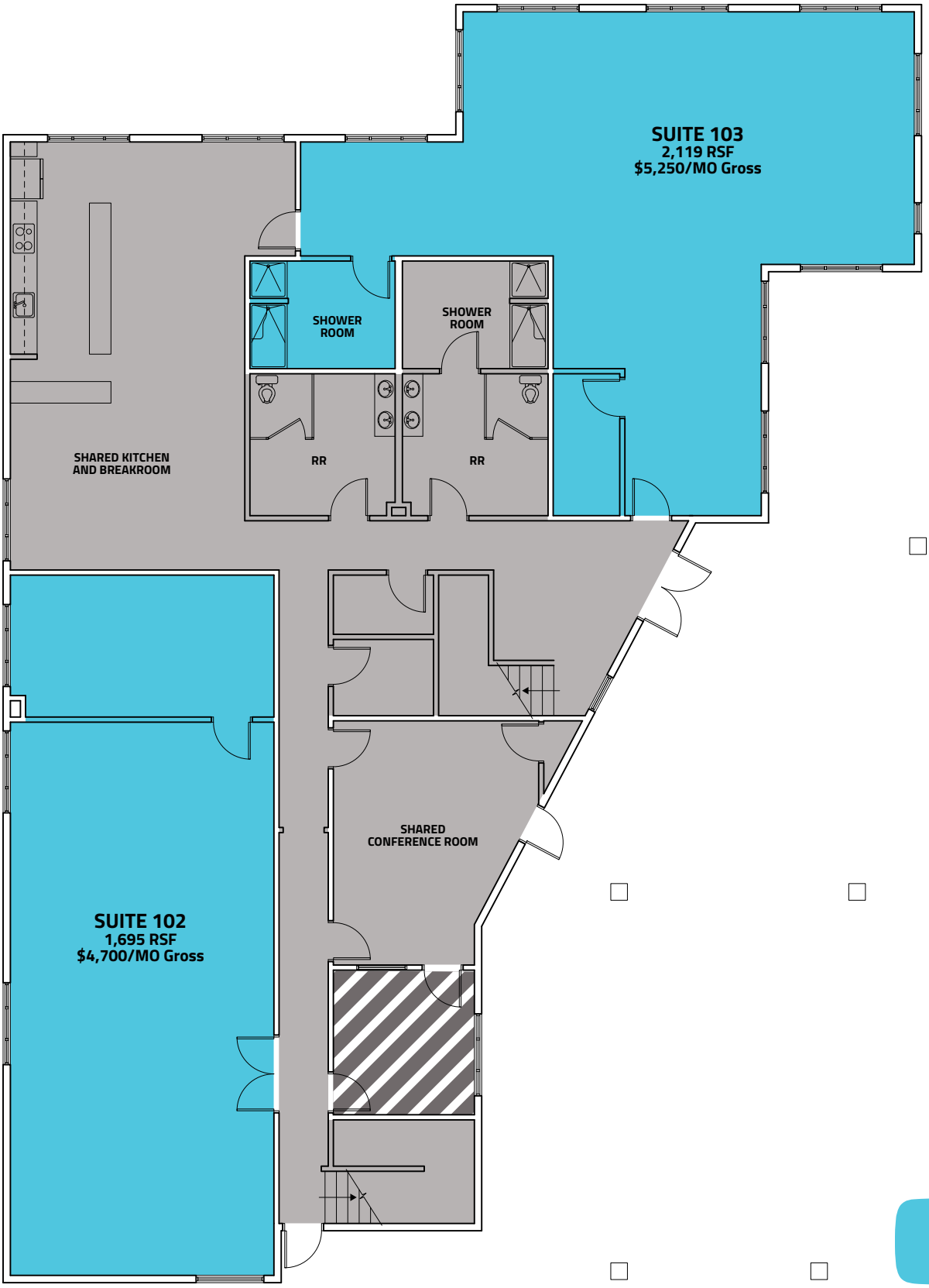
PROPERTY FEATURES

- Single offices and office suites available, with configurations ranging from private offices to open bullpen workspaces to suit your team's needs
- **Modern Renovation:** Newly updated interiors featuring contemporary finishes, high-end materials, and abundant natural light
- **Amenity-Rich Common Areas:** Spacious 1st-floor common area with full kitchen; convenient 2nd-floor kitchenette; shared conference room for meetings and collaboration
- **Wellness & Convenience Facilities:** Common-area restrooms equipped with locker rooms and shower facilities
- **Electric Vehicle Charging**
- **Secure & Covered Parking**
- **Prime Location & Access:** Quick access to US Highway 36 and the Table Mesa Park-n-Ride; perfect for commuters from Denver and throughout Boulder County
- **Furnished:** Single offices and office suites can be leased with furniture.

SECURE PARKING LOT

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.

1ST FLOOR



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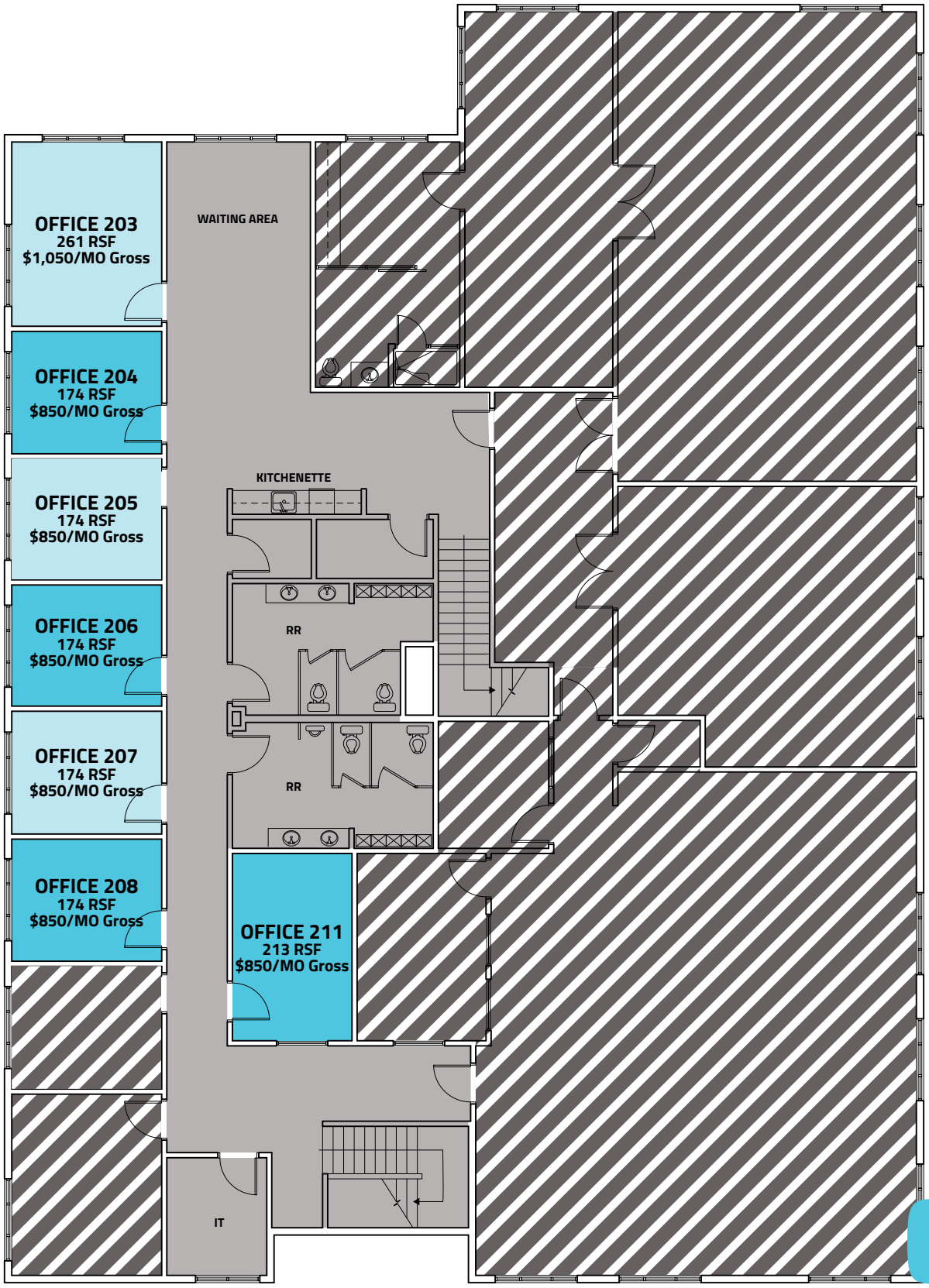
2ND FLOOR



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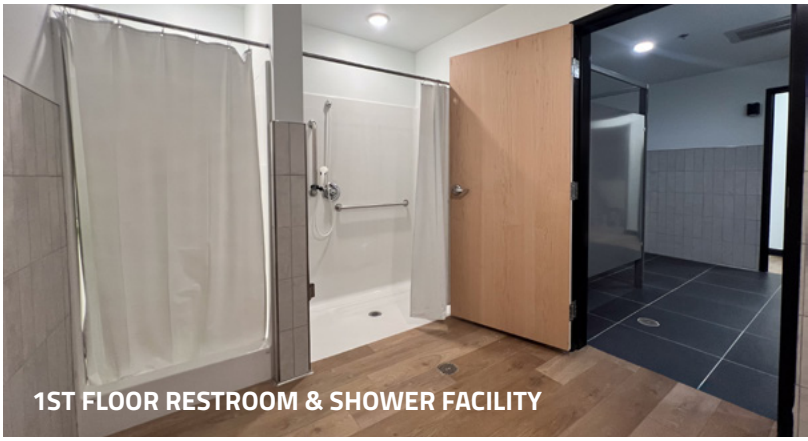
SHARED 1ST FLOOR KITCHEN & BREAKROOM

ENTRY

SHARED CONFERENCE

BREAKROOM

1ST FLOOR RESTROOM & SHOWER FACILITY



1ST FLOOR RESTROOM & SHOWER FACILITY

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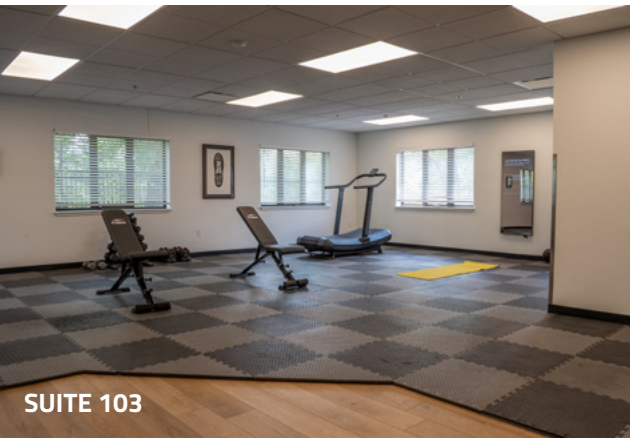
SUITE 102

SUITE 102

SUITE 102


SUITE 103

SUITE 103

SUITE 103 DEDICATED SHOWER FACILITY

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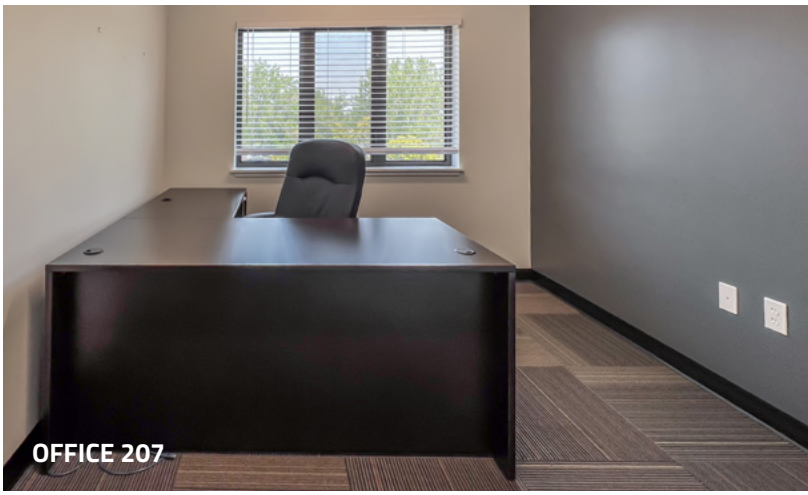
WAITING AREA

2ND FLOOR KITCHENETTE

2ND FLOOR RESTROOMS & LOCKERS

OFFICE 203

OFFICE 208



OFFICE 207

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