



5335 Sterling Drive

Boulder, CO

Boulder Flex Building For Sale or Lease

Michael-Ryan McCarty
mccarty@gibbonswhite.com
(303) 586-5939

Patrick Weeks
patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

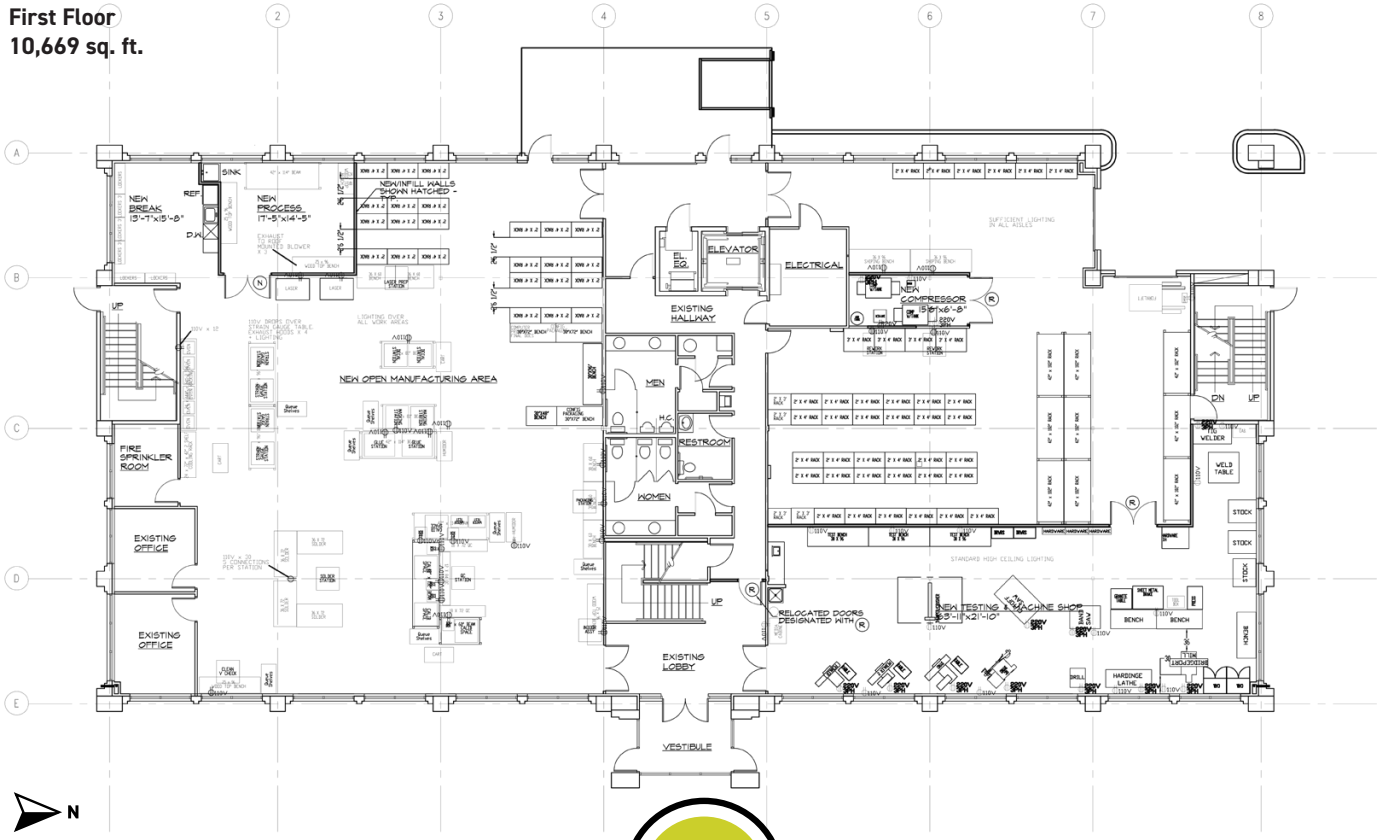
Building Size	22,065 sq. ft.
Sale Price	\$5,500,000 (\$249.26 / sq. ft.)
Lease Rate / sq. ft.	\$17.50 NNN
Expenses / sq. ft.	\$8.56*

**Not Including Utilities*

- Flex Building for Sale or for Lease
- 3 Dock-High Overhead Doors with Drive-In Access & Dock Leveler
- 16' Clear Warehouse, Manufacturing & R&D Space, Spacious 2nd Floor
- Open Work Areas & Perimeter Offices, Large Windows, Conference Rooms, Elevator, Shower & Locker Rooms
- 1.15 Acre Lot (50,139 sq. ft.) with 75 Parking Spaces (3.5:1,000 Sq. Ft.) Mature Trees & Lush Landscaping

© 2026 Gibbons-White, Inc.

First Floor
10,669 sq. ft.



Second Floor
11,396 sq. ft.

