



**DEAN CALLAN**  
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1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

# INDUSTRIAL & OFFICE SPACE FOR LEASE

**5311 WESTERN AVENUE  
BOULDER, COLORADO 80301**

**Discover a versatile office opportunity in Central Boulder.**

The available offering is a dedicated 100% office suite ideal for professional or administrative use. Enjoy a prime Boulder location with easy access to local cafes, breweries, and other amenities.

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

## TERMS

Suite 115 (Office):

1,844 SF | \$12.00 / SF / NNN | 100% Office

Expenses:

\$6.30 / SF (Est. 2025)

## PROPERTY FEATURES

- Fire Sprinklers Throughout
- 3-Phase Electrical Power
- Offers Building Signage Opportunities
- Prime Boulder Location Near 55th St. and Arapahoe Rd.
- Enjoy proximity to a range of amenities such as Black Belly Market, Ozo Coffee, Pica's Taqueria, BRU Hand-Built Ales, Snarf's, and Vapor Distillery.
- Dock-High Loading
- 12' Clear Height in Warehouse/Storage Areas



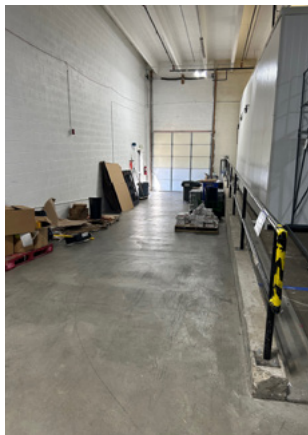
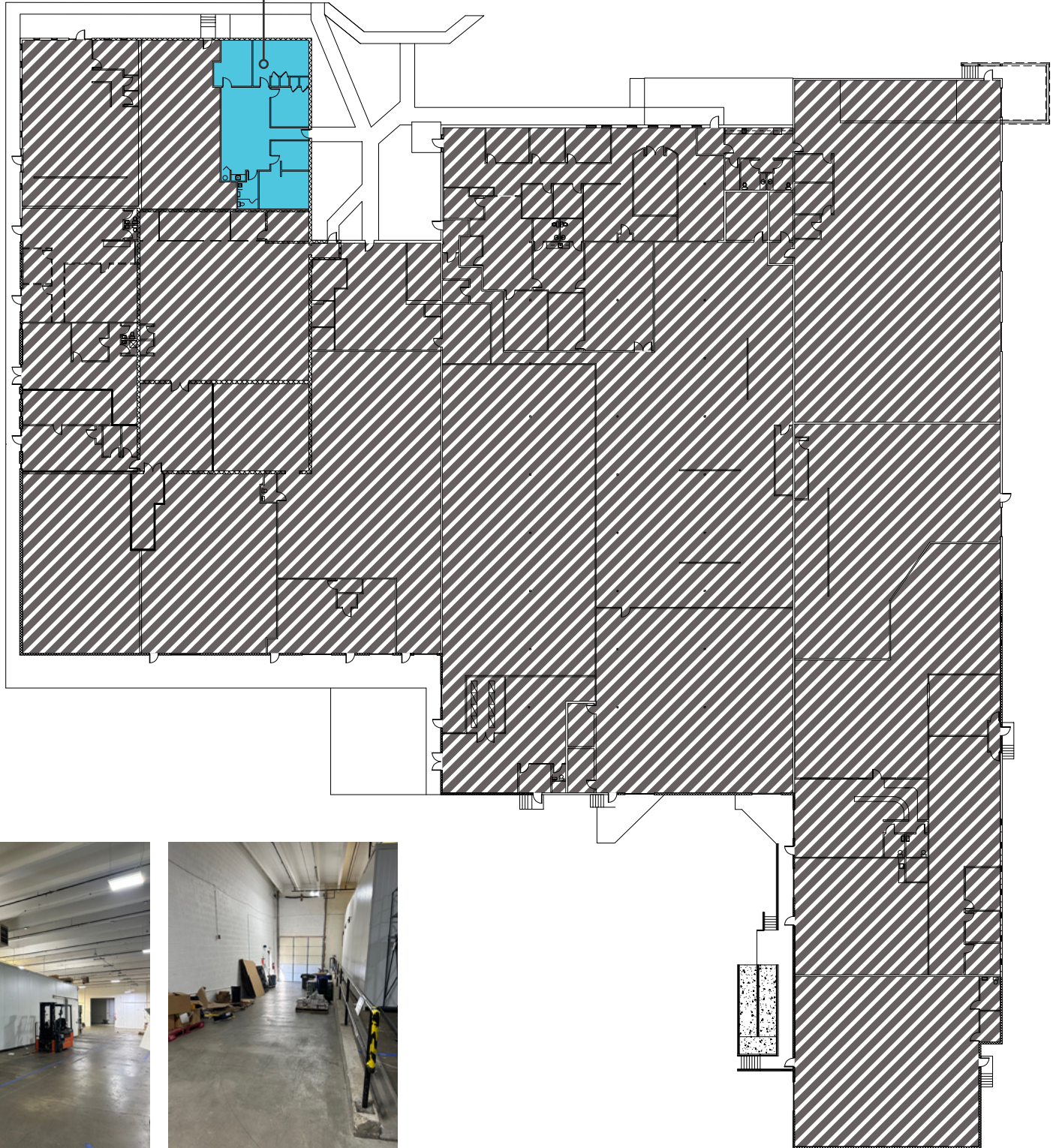
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FLOOR PLAN

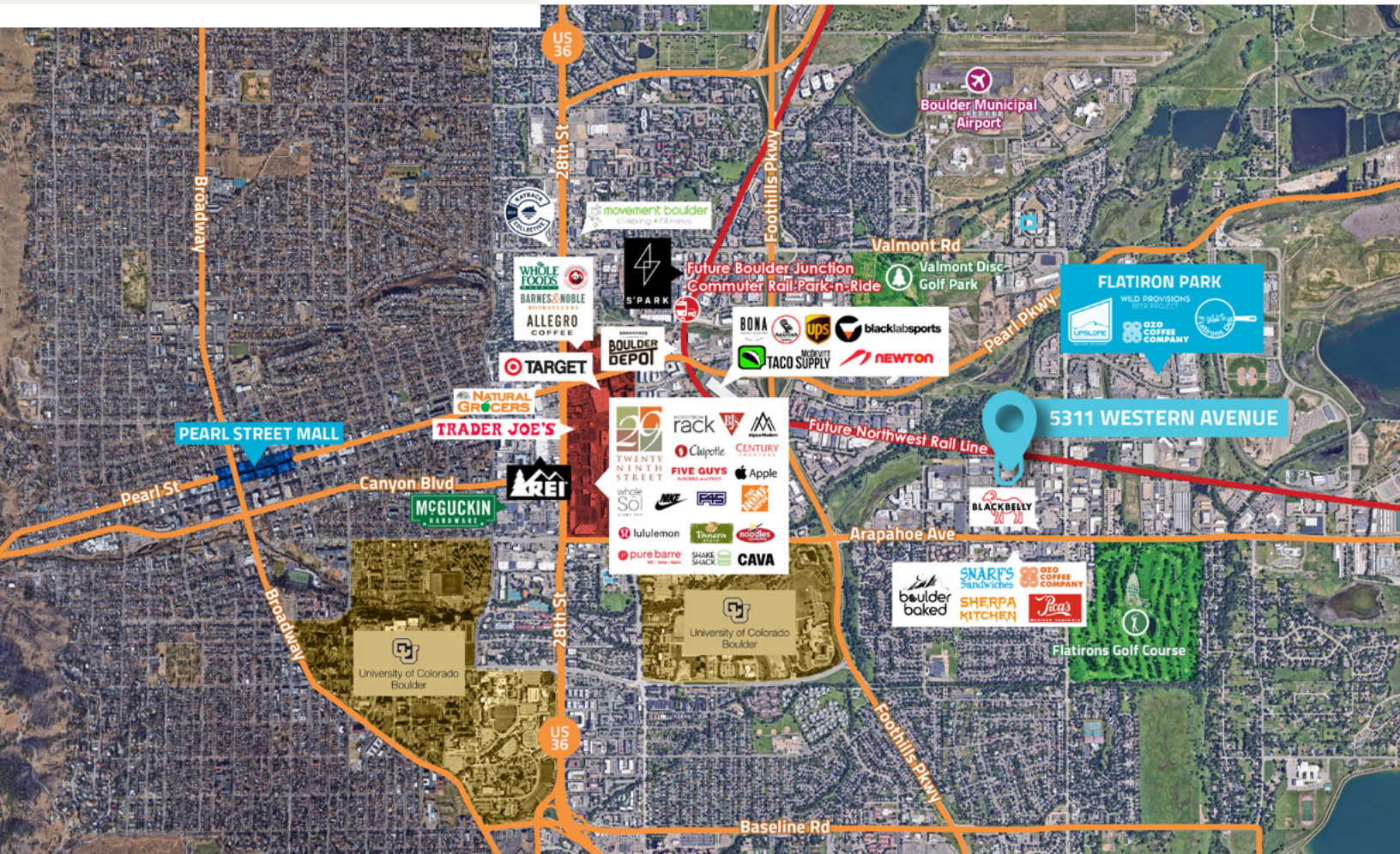
RANGE STREET

SUITE 115  
1,844 SF  
100% OFFICE

WESTERN AVENUE



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