

**OFFICE
FLEX
SPACE FOR LEASE**

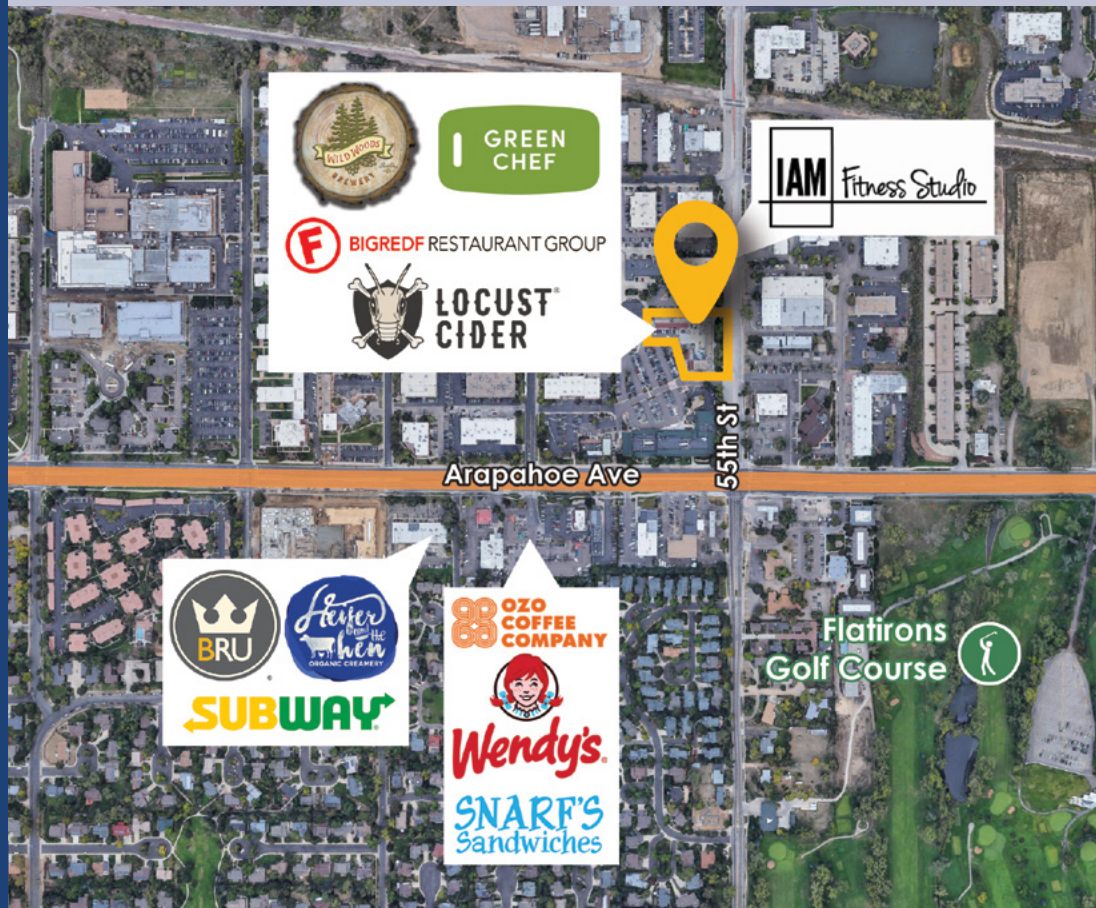
5454 Conestoga Court,
Boulder, Colorado

BUILDING HIGHLIGHTS

SPACE AVAILABLE	1,909 RSF
LEASE RATE	\$17.50 / RSF / NNN
EXPENSES	\$6.81 / RSF
PARKING	4:1,000 SF
AVAILABLE	AUGUST 1ST, 2019

PROPERTY FEATURES

- Two 10'x14' Drive-Thru OH Doors
- Recent exterior upgrades include new outdoor courtyards and paint
- Conveniently located on RTD bus route
- Numerous amenities within walking distance; Wild Woods Brewery, Blackbelly, Ozo, Picas, and more
- On-site bike racks
- Building signage available



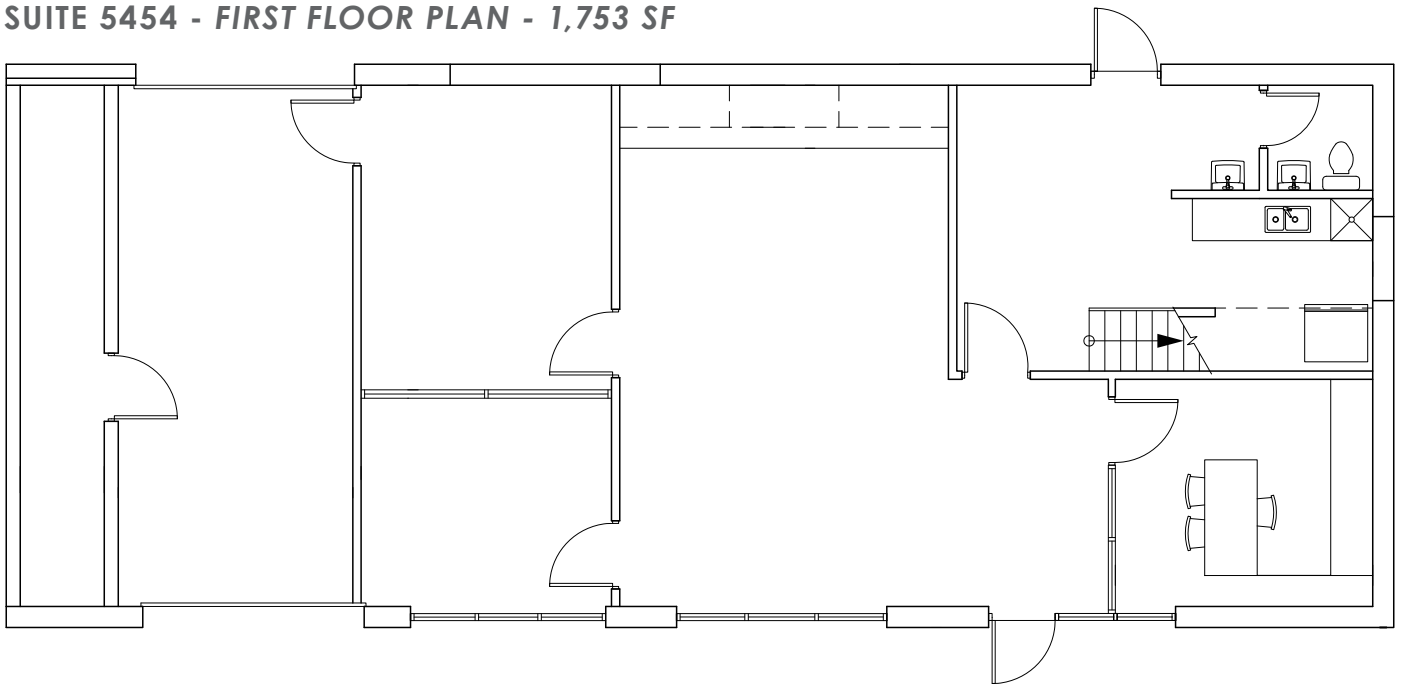
FOR MORE INFORMATION CONTACT:

DEAN CALLAN & COMPANY
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420
www.deancallan.com

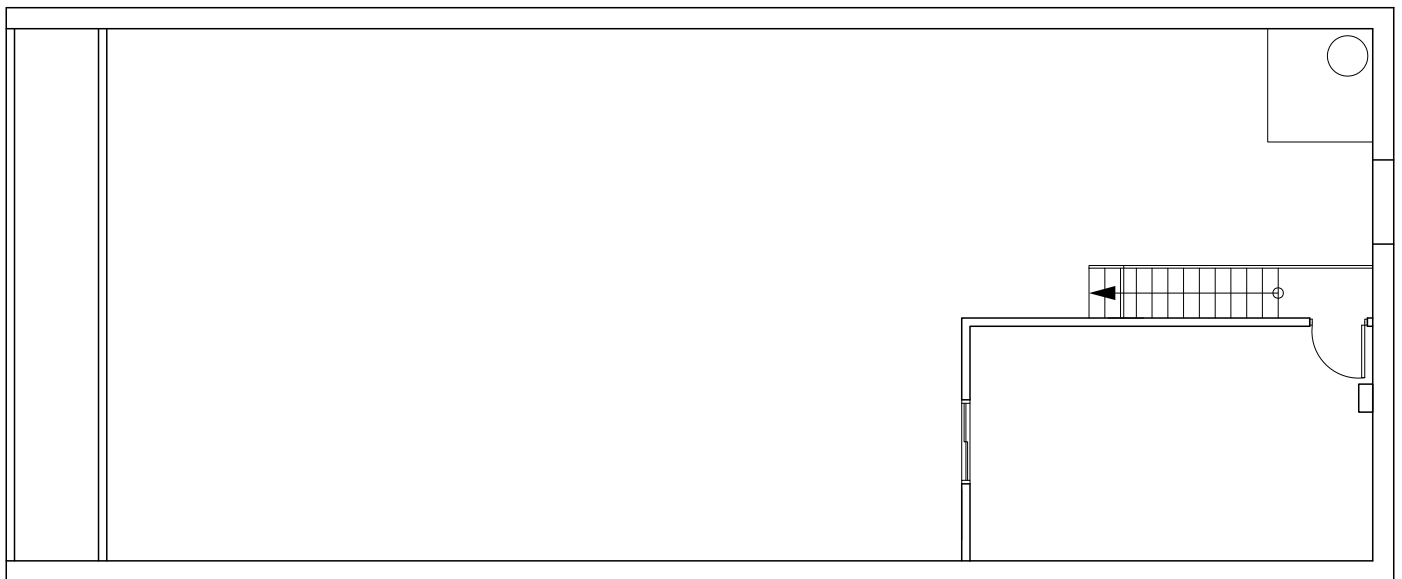
BEAU GAMBLE
303.945.2028
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SUITE 5454 - FIRST FLOOR PLAN - 1,753 SF



SUITE 5454 - MEZZANINE PLAN - 214 SF



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