



## 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

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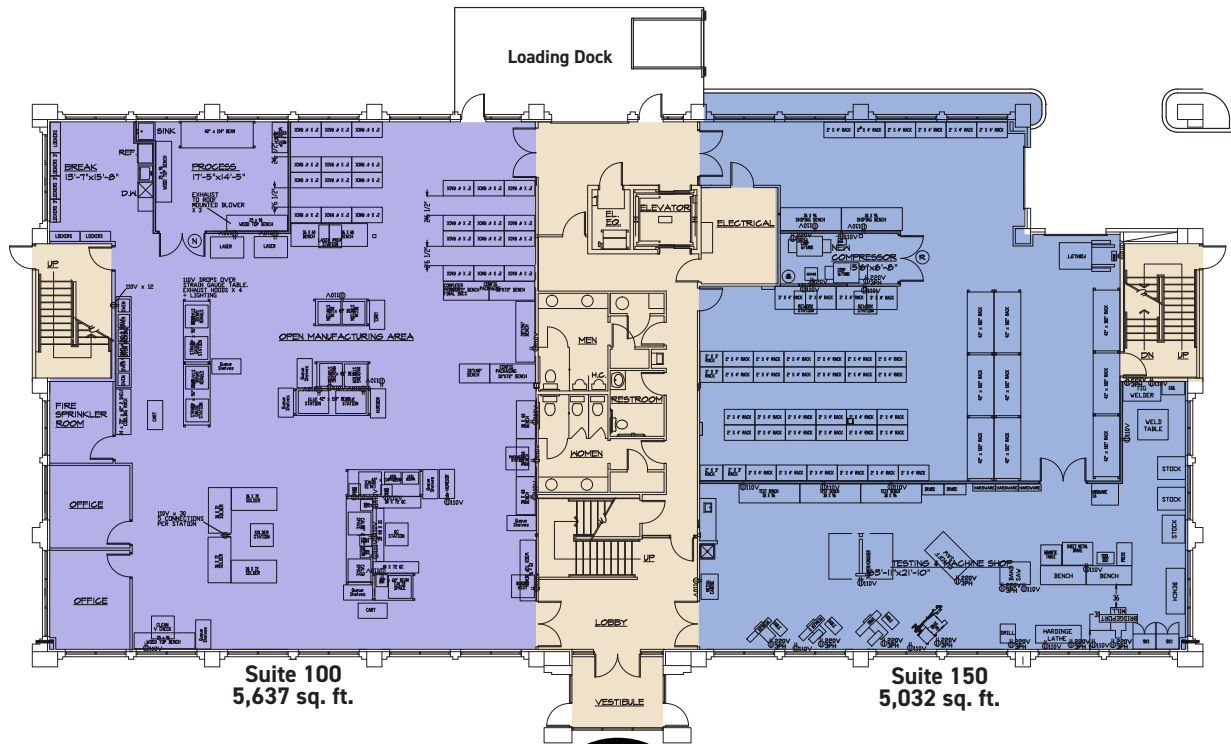
Building Size	5,033 - 22,065 sq. ft.
Sale Price	\$5,500,000 (\$249.26 / sq. ft.)
Lease Rate / sq. ft.	\$17.50 NNN <b>\$14.00 NNN</b>
Expenses / sq. ft.	\$8.56*

*\*Not Including Utilities*

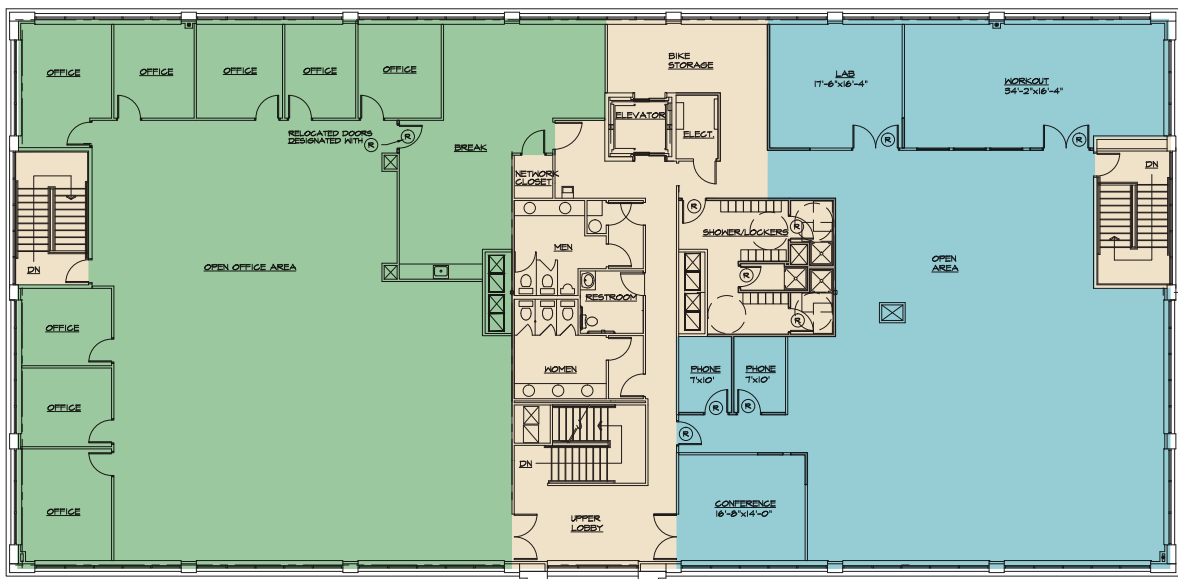
- Flex Building for Sale or for Lease
- 3 Dock-High Overhead Doors with Drive-In Access & Dock Leveler
- 16' Clear Warehouse, Manufacturing & R&D Space, Spacious 2nd Floor
- Open Work Areas & Perimeter Offices, Large Windows, Conference Rooms, Elevator, Shower & Locker Rooms
- 1.15 Acre Lot (50,139 sq. ft.) with 75 Parking Spaces (3.5:1,000 Sq. Ft.) Mature Trees & Lush Landscaping
- Available January 2027

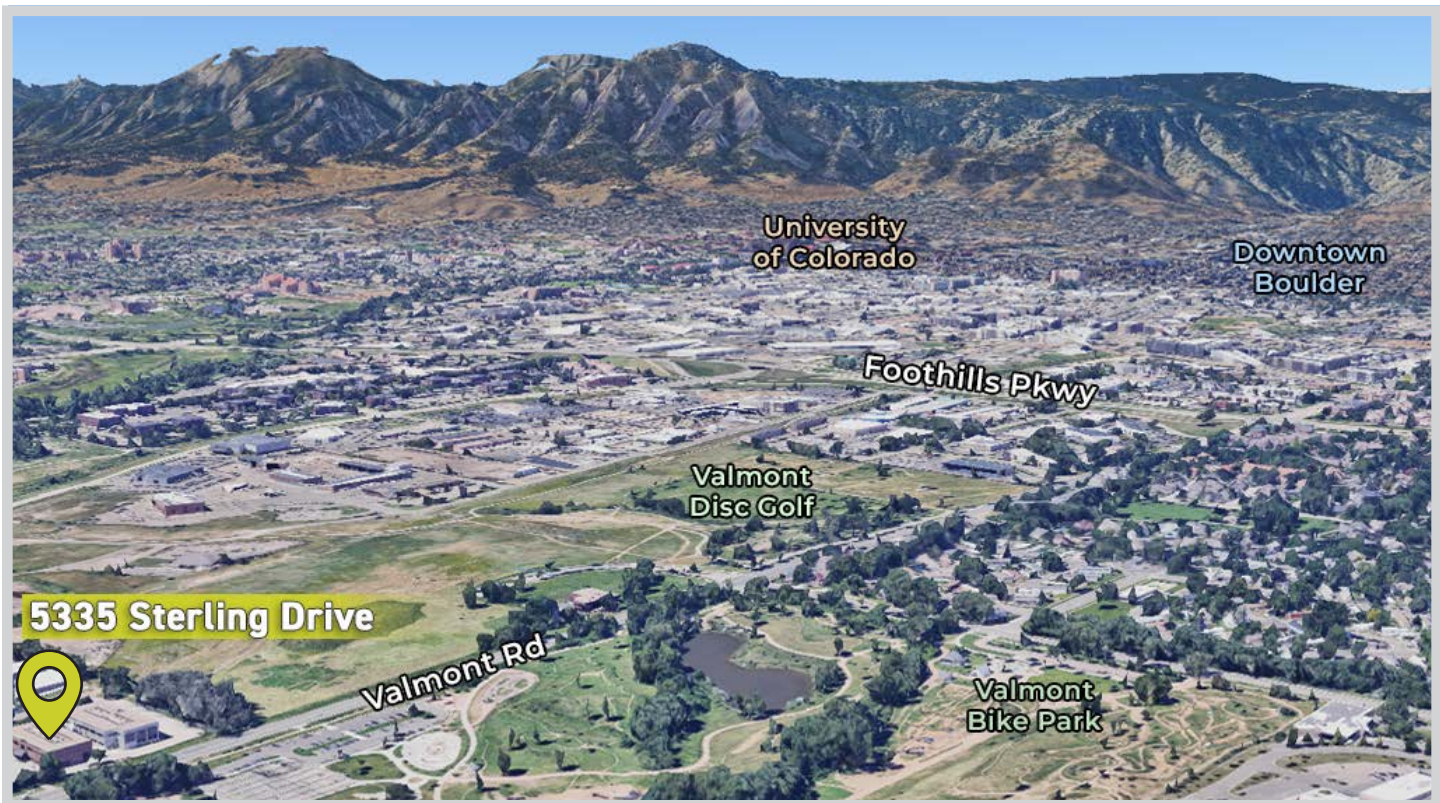
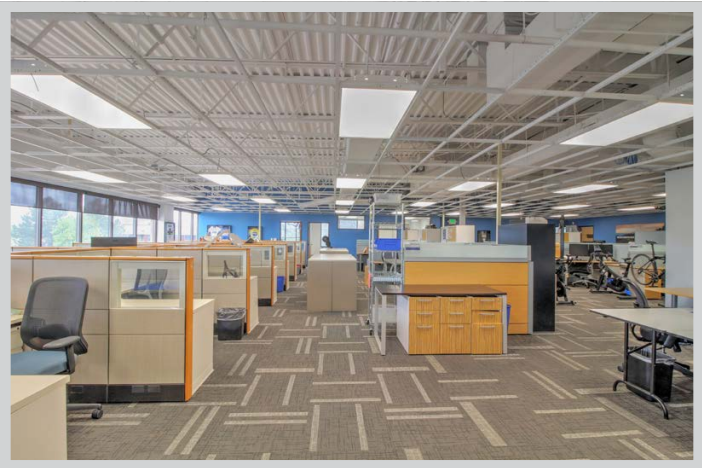
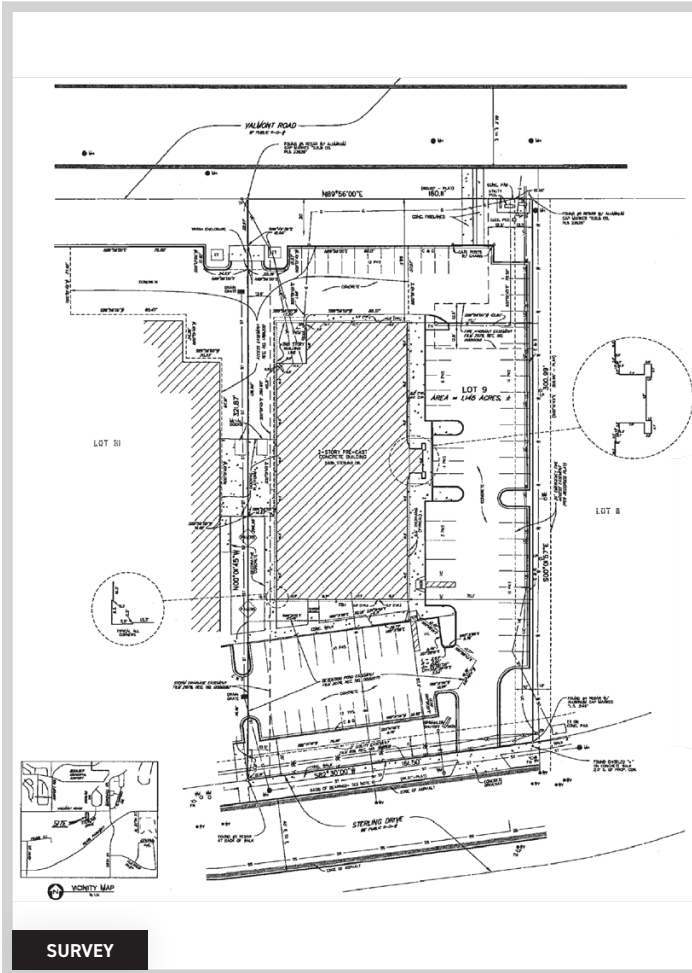
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**First Floor**  
10,669 sq. ft.



**Second Floor**  
11,396 sq. ft.





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