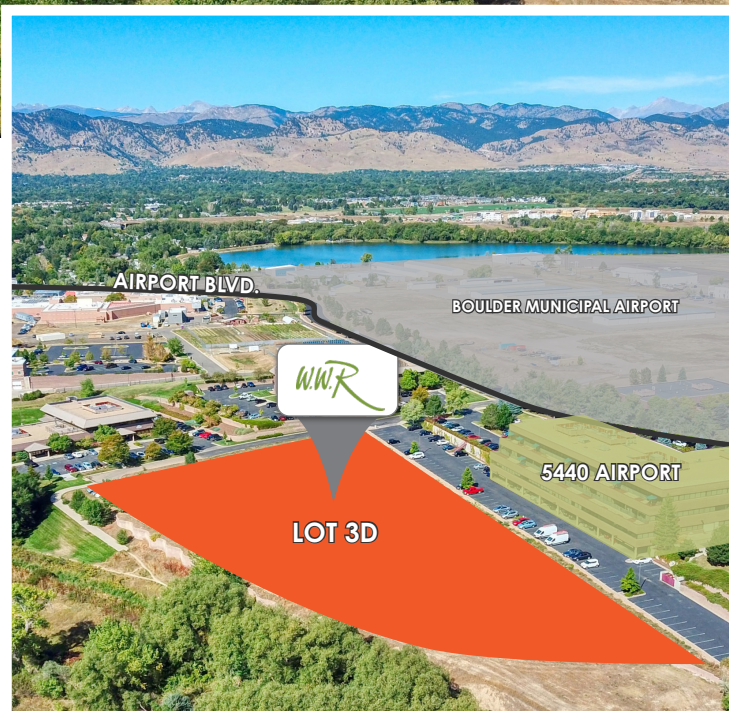


FULLY ENTITLED LOT FOR SALE

5450 Airport Blvd, Boulder CO 80301

LAKE CENTRE PLAZA



A 4.28 acre shovel-ready lot at the site of Lake Centre Plaza in east Boulder with existing plans for ~40,000 SF building.

ABOUT THE LOT

- Shovel-ready site fully entitled
- Located in popular east Boulder
- Direct access to Boulder's bike path system
- Spectacular views of the famous Flatirons
- Building designed grade level and dock high loading

CHAD HENRY
chenry@wwreynolds.com

DREW WEIMAN
drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
www.wwreynolds.com

5450 AIRPORT BLVD., BOULDER, CO 80301

LOT 3D



NOTES

Lot 3D at 5450 Airport Boulevard is a rare opportunity to invest in east Boulder's growing business real estate. Plans include a ~40,000 SF, two-story office building with 136 parking spaces and 37 bicycle rack spaces.



LOT SIZE

4.28 Acres



BUILDING SIZE

~40,000 SF



PRICE

\$4,495,000

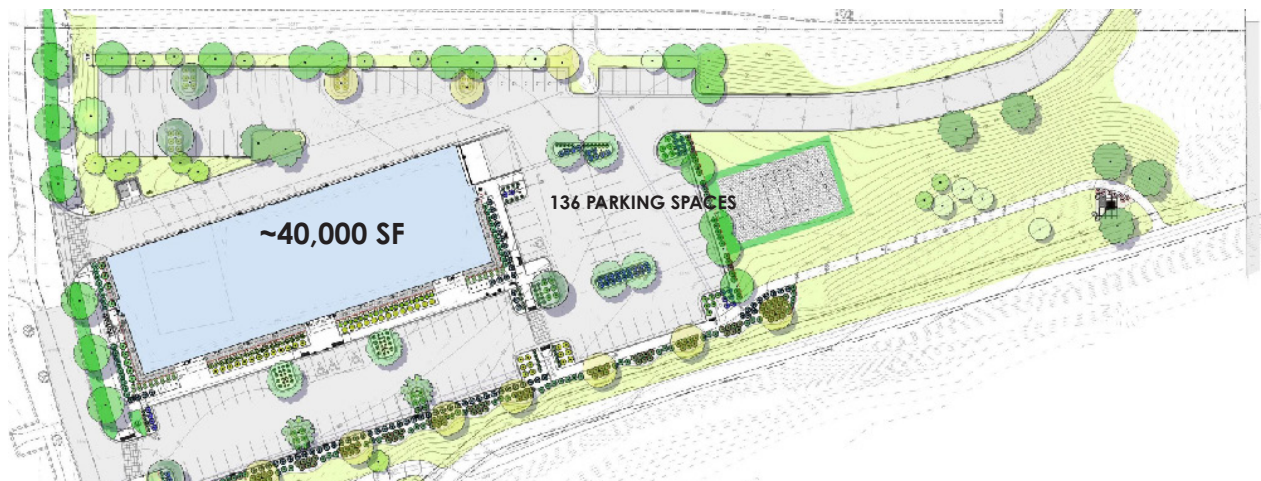


AVAILABLE

Immediately



SITE PLAN



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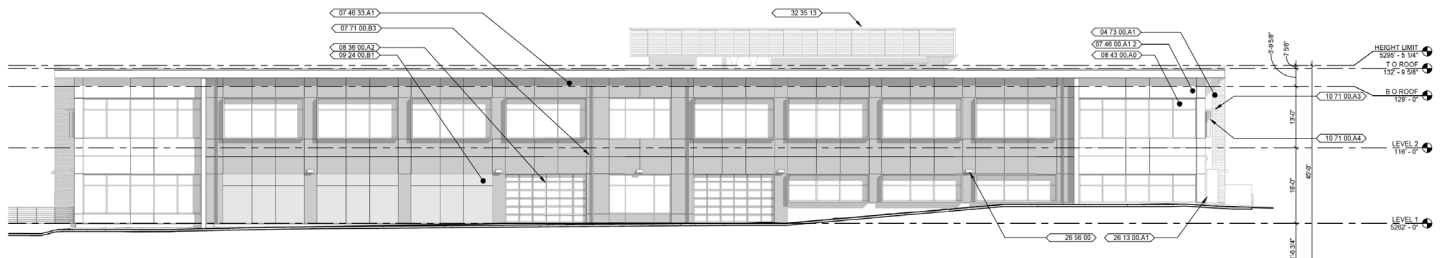
5450 AIRPORT BLVD., BOULDER, CO 80301

LOT 3D



The lot includes plans for a ~40,000 SF state-of-the-art office building designed by Studio Architecture of Boulder, Colorado.

NORTH ELEVATION PLANS



CONCEPTUAL RENDERINGS



FLOOR PLANS

FIRST FLOOR: 20,000 SF



SECOND FLOOR: 20,000 SF



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