



5335 Sterling Drive
Boulder, CO

Boulder Flex Building For Sale or Lease

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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*

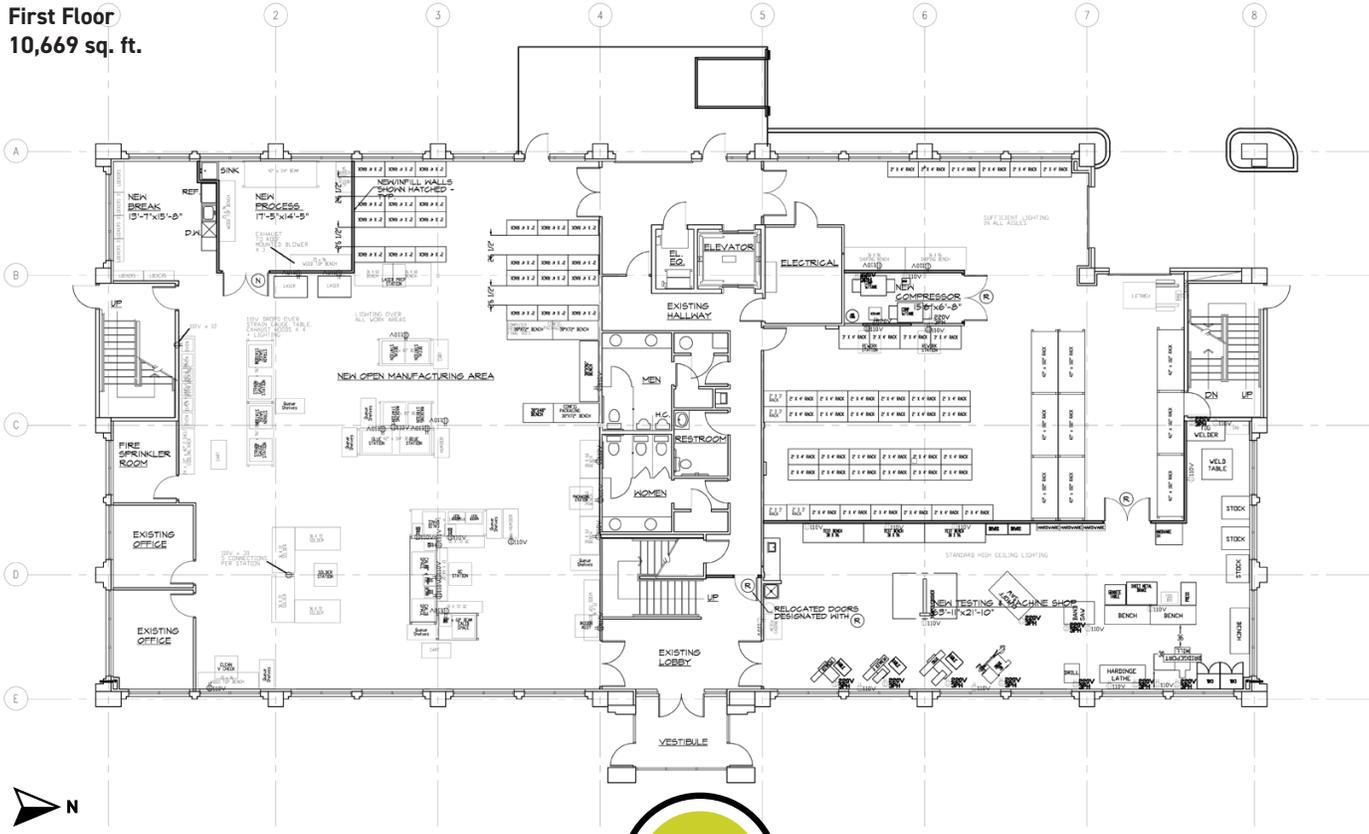
- Flex Building for Sale or for Lease Available October 2025
- 3 Dock-High Overhead Doors with Drive-In Access & Dock Leveler
- 16' Clear Warehouse, Manufacturing & R&D Space, Spacious 2nd Floor
- Open Work Areas & Perimeter Offices, Large Windows, Conference Rooms, Elevator, Shower & Locker Rooms
- 1.15 Acre Lot (50,139 sq. ft.) with 75 Parking Spaces (3.5:1,000 Sq. Ft.) Mature Trees & Lush Landscaping
- Leased to Giant Bicycle through March 2026

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The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

First Floor
10,669 sq. ft.



Second Floor
11,396 sq. ft.

