

5350 MANHATTAN CIRCLE

DENVER, COLORADO 80303

www.deancallan.com

DEAN CALLAN & COMPANY INC

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

OWNER-USER OFFICE BUILDING FOR SALE

5350 Manhattan Circle offers an exceptional opportunity for an owner/user seeking a headquarters-quality office property in Boulder. The recently remodeled 11,786-square-foot building sits on nearly three-quarters of an acre (31,976 SF) and is offered at $2,690,000, a compelling value well below estimated replacement cost. The property features modern finishes throughout, a brand-new roof, secure gated parking, covered parking, shower facilities, EV charging stations, and a variety of flexible office suites. With vacant space available for immediate occupancy and additional leasing opportunities to generate income, the property is ideally suited for businesses seeking to control their real estate costs while benefiting from a high-quality, move-in-ready office environment.

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





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DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of assisting prospective investors in evaluating a potential acquisition of or investment in 5350 Manhattan Circle (the "Property"). It is provided for informational purposes only and is intended to facilitate preliminary discussions regarding the Property.

Prospective investors are encouraged to conduct their own independent investigations, inspections, analyses, and due diligence concerning the Property and all matters related thereto. Any investment decision should be based solely upon the investor's own review and evaluation of the Property and its advisors' independent analyses, and not upon this Offering Memorandum or any other materials, statements, or information provided by the Seller or its representatives.

The information contained herein has been obtained from sources believed to be reliable; however, neither the Seller nor its representatives have independently verified such information and make no representations or warranties, express or implied, as to its accuracy or completeness. All information is subject to change without notice, and prospective investors should rely exclusively on their own investigations and analyses.

NDA

Certain property, financial, and tenant information has been withheld from this flyer and will be made available only to qualified investors who execute a Confidentiality and Non-Disclosure Agreement (NDA). For additional details and access to the due diligence materials, please contact the listing brokers.

TERMS

PRICE: $2,690,000 ($228.24/SF)

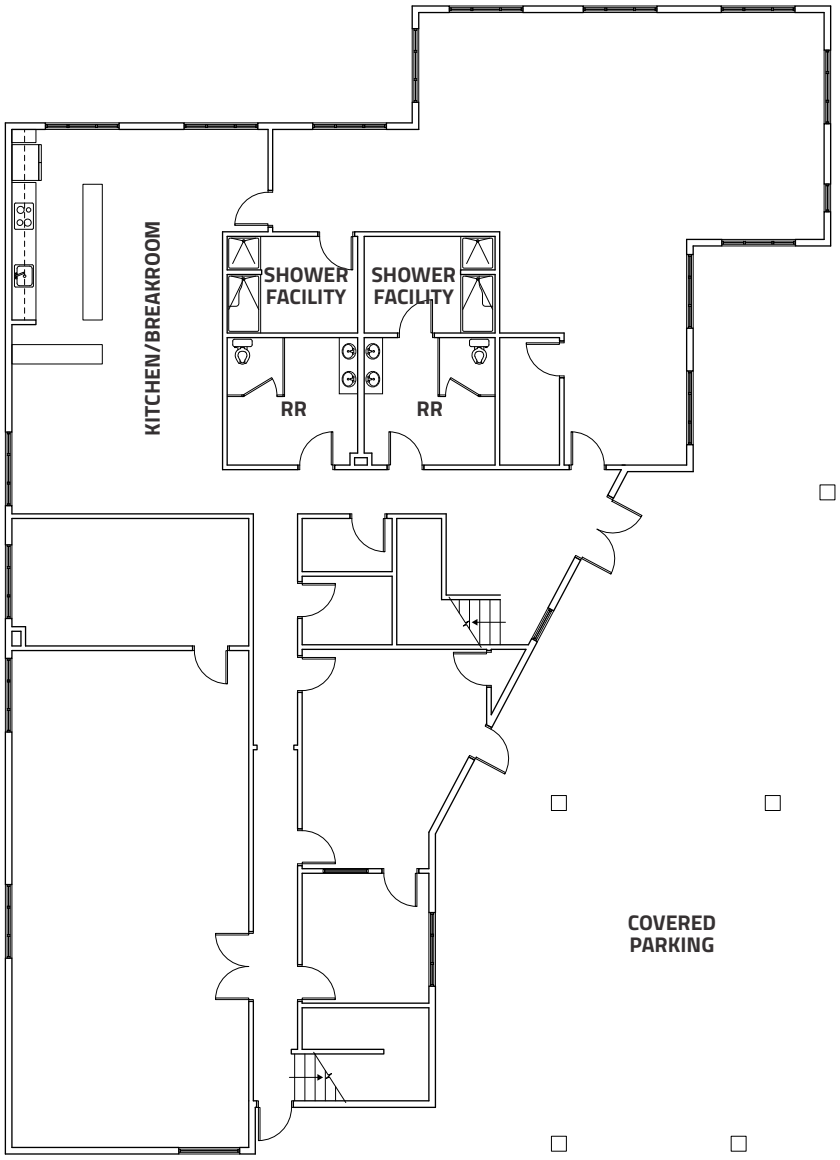
Address:	5350 Manhattan Circle, Boulder, Colorado 80303
Square Footage:	11,786 RSF (Tax Records)
Lot:	0.73 Acre (31,976 SF)
Parking:	42 Surface (4 Covered)
Year Built:	1982

PROPERTY HIGHLIGHTS

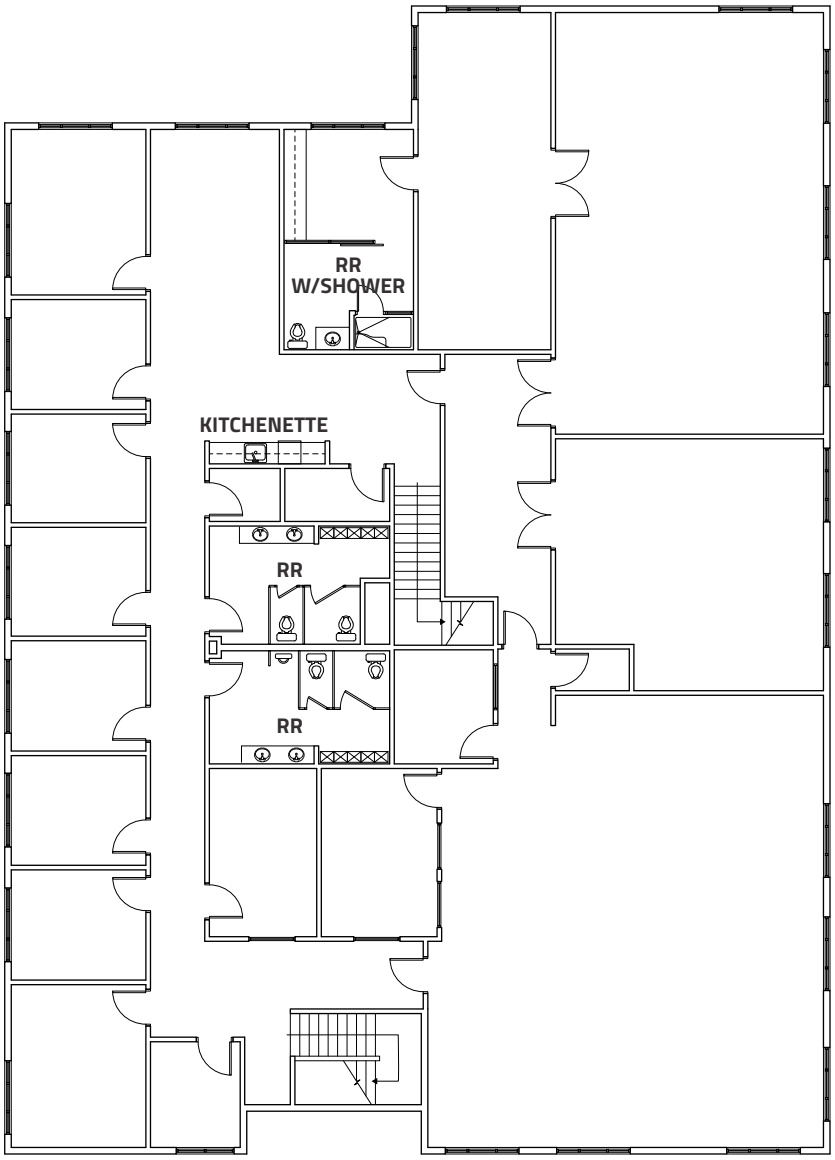
- **Owner/User Office Building For Sale** with immediate occupancy opportunities and additional space available for lease.
- **11,786 SF office building** situated on a 31,976 SF (0.73-acre) site.
- **Offered at $2,690,000 ($228.24/SF),** representing a compelling value significantly below replacement cost.
- **Recently completed comprehensive remodel,** providing a turnkey ownership opportunity.
- **New roof installed in September 2026.**
- Flexible office layout suitable for a variety of professional, technology, and service-oriented users.
- Opportunity to **occupy a portion of the building while generating income** from existing and future tenants.
- **Secure gated parking lot** with automatic access gate.
- **Covered parking available** for tenants and ownership.
- **Electric vehicle charging station** on-site.
- **Shower facilities** promoting employee wellness and alternative commuting options.
- Attractive common areas and modernized building systems throughout.
- Ample on-site parking and convenient access to major Boulder transportation corridors.
- Established Southeast Boulder location near numerous amenities, retail services, and residential neighborhoods.
- Rare opportunity to acquire a renovated Boulder office asset in a market with limited owner/user inventory.

FLOOR PLAN

1ST FLOOR



2ND FLOOR



LOCATION


DOWNTOWN BOULDER
TWENTY NINTH STREET
Arapahoe Ave
University of Colorado Boulder
University of Colorado Boulder
28th St
COSMO'S PIZZA
SPROUTS FARMERS MARKET
CAFE MEXICALI
93
Baseline Rd
Chautauqua Park
S Broadway
25 Minutes to DENVER
Foothills Pkwy
Green Mountain Memorial Park
CO 119
US 36
WHOLE FOODS MARKET
OPENING EARLY 2021
KING Soopers
MOUNTAIN SUN
SNARF'S Sandwiches
MOE'S BROADWAY BAGEL
Table Mesa Dr
5350 MANHATTAN CIRCLE





























WHY BOULDER?

With 300 days of sunshine per year, numerous activities within its backyard and access to top talent in the nation - the question is really...

Why NOT Boulder?

Boulder, Colorado, is widely recognized as one of the nation's most desirable places to live and work, offering a unique combination of economic strength, innovation, and quality of life. Located at the base of the Rocky Mountains, the city provides access to world-class outdoor recreation, a highly educated workforce, and a thriving business community.

Home to the and a diverse concentration of technology, aerospace, bioscience, and clean-energy companies, Boulder has established itself as a leading center for innovation and entrepreneurship. This strong employment base continues to drive demand for commercial real estate across the market.

The city's limited development opportunities, high barriers to entry, and exceptional lifestyle amenities have helped support long-term property values and business investment. As a result, Boulder remains one of the most sought-after office markets in the Mountain West.

5350 Manhattan Circle benefits from these market fundamentals while offering owner/users a rare opportunity to acquire a recently renovated office building in one of Colorado's most desirable business environments.



BOULDER MARKET OVERVIEW

Economic Strength

Boulder, Colorado is one of the nation's most educated and economically resilient communities, supported by the, a strong innovation ecosystem, and major employers in the technology, aerospace, and bioscience sectors. Limited development opportunities and high barriers to entry continue to support long-term commercial real estate values.

Southeast Boulder Location

5350 Manhattan Circle is located in Southeast Boulder with convenient access to Foothills Parkway, US-36, Downtown Boulder, and the Denver Metro area. The area is home to a diverse mix of technology, professional services, and research-oriented businesses, making it one of Boulder's most established office submarkets.

Owner/User Opportunity

5350 Manhattan Circle offers a rare opportunity to acquire a recently renovated office building at a price significantly below replacement cost. The property's flexible layout allows an owner to occupy space immediately while generating income from additional tenants, creating an attractive alternative to leasing.

Lifestyle & Amenities

Boulder's exceptional quality of life, highly educated workforce, and abundant recreational amenities continue to attract businesses and talent from across the country. Employees benefit from easy access to restaurants, fitness facilities, bike paths, open space, and Downtown Boulder, enhancing the area's appeal as a premier business location.

SUNDANCE FILM FESTIVAL

THE BUZZ

The Sundance Film Festival, a renowned celebration of independent cinema, is set to relocate from its long-time home in Park City, Utah, to Boulder, Colorado, starting in 2027. After over four decades in Utah, the festival's organizers chose Boulder for its vibrant arts scene, small-town charm, and natural beauty, including its proximity to the Rocky Mountains.



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