

**DEAN CALLAN****& COMPANY INC****BRIT BANKS****Senior Broker Associate**

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

FIRST-FLOOR OFFICE SPACE FOR LEASE

**5445 CONESTOGA COURT
BOULDER, COLORADO 80301**

Modern, Flexible Office Space for Lease in the Heart of Boulder. This vibrant office space features sleek glass walls and an expansive open work area, fostering collaboration while offering private, closed-door offices for focused work. Ideally situated, this private yet central location provides easy access to Boulder's best amenities, public transportation, and scenic bike paths.

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

**VIRTUAL TOUR**<https://youtu.be/5yxBBTOLoPI>

TERMS

Suite 100 Size:

3,465 SF

Lease Rate:

\$15.00 / SF / NNN

Expenses:

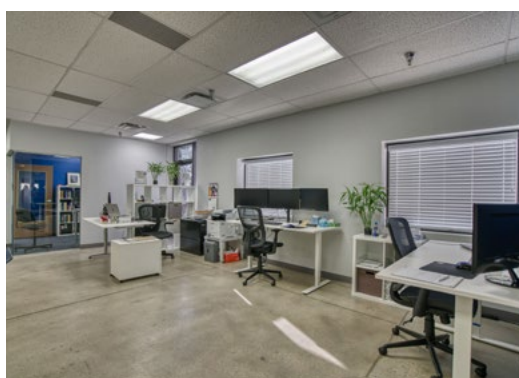
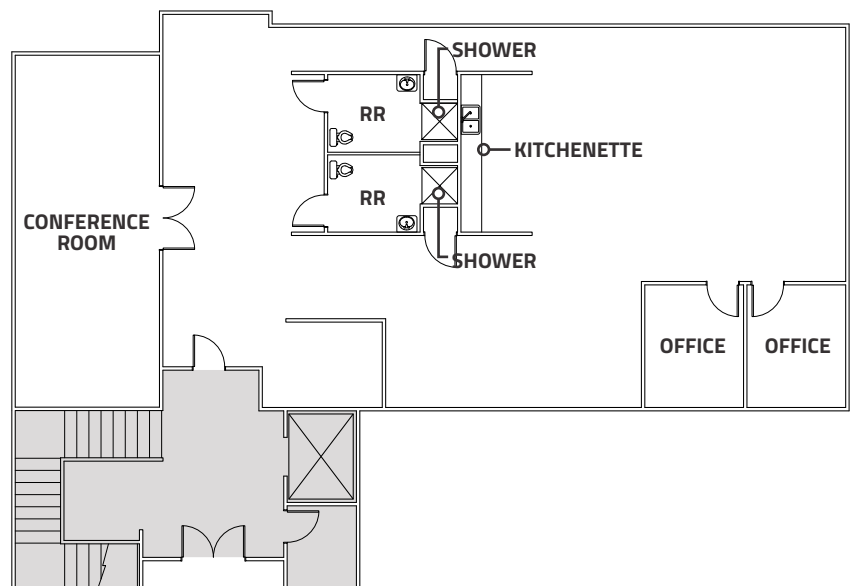
\$9.02 / SF (Est. 2025)

PROPERTY FEATURES

- Direct entry first-floor office space with two glass-walled perimeter offices
- Large conference room for meetings and presentations
- In-suite restrooms with private showers
- Modern kitchen and break area
- Parking: 2/1,000 SF; 35 Surface Spaces
- High-speed internet options, including Comcast Business
- Fully sprinklered for safety
- Locally owned with attentive, responsive management

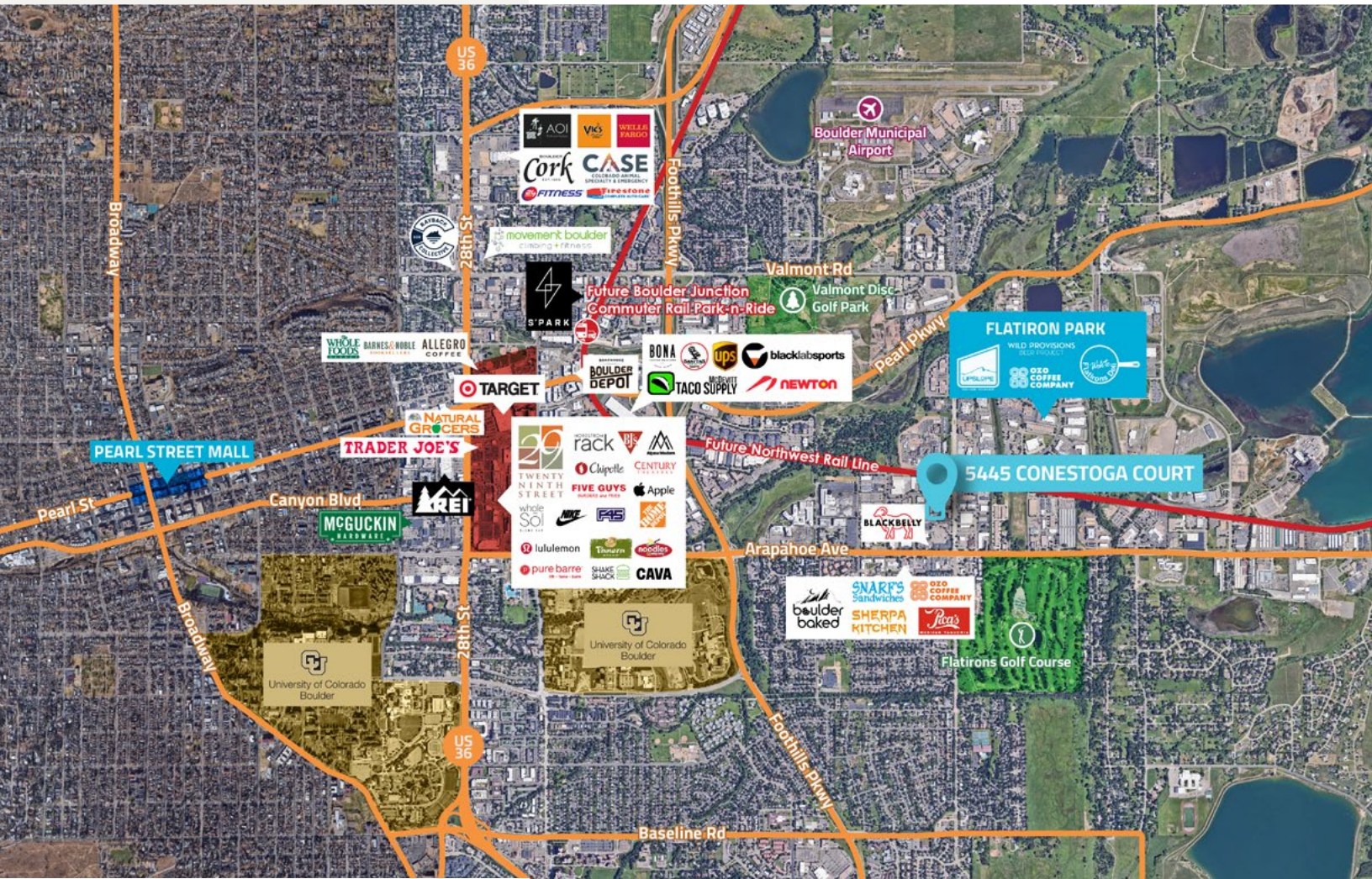


FLOOR PLAN



VIRTUAL TOUR
<https://youtu.be/5yxBBT0LOPI>

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