

MULTI-TENANT PROFESSIONAL OFFICE BUILDING FOR SALE

5303 SPINE ROAD, BOULDER, CO 80301

A STABILIZED OFFICE ASSET



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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 5303 Spine Road (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.

EXECUTIVE SUMMARY

Dean Callan & Company is pleased to present the exclusive opportunity to acquire 5303 Spine Road, a high-performing multi-tenant office asset situated in Boulder's premier submarket, Gunbarrel. Offered at an attractive 8.00% cap rate (\$5,900,178), this property provides investors with durable in-place cash flow, consistent high-occupancy fundamentals, and substantial yield that is increasingly scarce across the tight Boulder County commercial landscape.

INVESTMENT SUMMARY

Address:	5303 Spine Road, Boulder, CO 80301
Offering Price:	\$5,900,178 (\$193.14/SF)
Cap Rate:	8.00%
Zoning:	Wide ranging use in IG
Property Type:	Multi-Tenant Professional Office Building
Building Size:	Approx. 30,548 SF
Site Area:	Approx. 2.50 Acres
Stories:	Two-Story (Elevator Served)
Parking:	Generous on-site common parking
Core Tenants:	Technology Applications, InnovAge, & Petra Custom Builders

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.



INVESTMENT HIGHLIGHTS

- **Exceptional Yield in a Supply-Constrained Submarket:** Priced at an **8.00%** capitalization rate, 5303 Spine Road delivers immediate, risk-adjusted returns far exceeding typical Core Boulder cap rates, while retaining the capital appreciation benefits of a Boulder address.
- **Resilient Multi-Tenant Granularity & High Occupancy:** The asset features a dynamic multi-tenant footprint, including newly upgraded professional office suites that cater directly to small businesses, local consultancies, technology startups, and wellness practitioners. This diverse tenant base insulates the owner from single-tenant default risk and ensures consistent tenant retention.
- **Modern Capital Improvements & Move-In Ready Buildouts:** Extensively renovated common areas, elevator lobbies, and updated suite finishes minimize near-term capex requirements for incoming ownership. The turn-key nature of the spaces allows immediate leasing velocity with minimal tenant improvement (TI) outlays.
- **Premier Gunbarrel Hub with Direct Regional Transit:** Located directly off Diagonal Highway (CO-119) and Highway 52, the property serves as the geographic hinge connecting Central Boulder, Longmont, Niwot, and I-25.

Location: Why Gunbarrel Outperforms

Gunbarrel has solidified its position as Boulder's most strategic submarket. As downtown Boulder deals with tight inventory, steep lease rates, and parking constraints, Gunbarrel provides the operational release valve that businesses actively seek: convenient accessibility, ample surface parking, and institutional infrastructure.

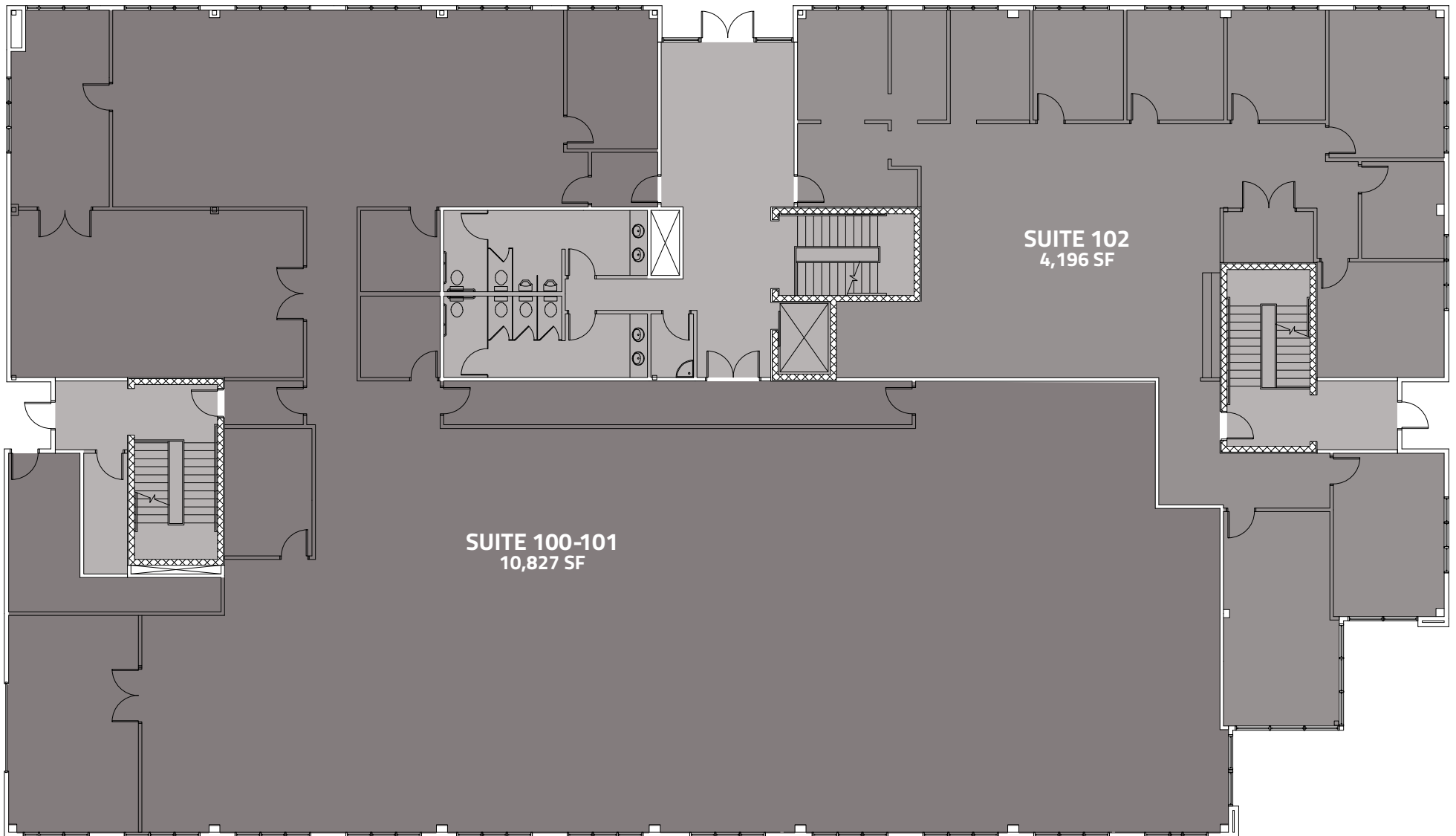
- **Walkable Daily Amenities:** The asset sits within walking distance to Gunbarrel Center and surrounding retail plazas, featuring King Soopers, Starbucks, Snarf's Sandwiches, Tod's Espresso, Sancho's Authentic Mexican, Yurihana, and Anytime Fitness.
- **Lifestyle & Executive Proximity:** Minutes away from Boulder Country Club and Twin Lakes open space, the location directly appeals to executive owners, remote professionals, and hybrid workers living throughout Gunbarrel, Niwot, and North Boulder.
- **Mass Transit & Commuter Corridor:** Positioned immediately adjacent to the CO-119 corridor, benefiting from regional transit investments connecting Boulder and Longmont.

Asset Features & Building Specs

- **Turnkey Suite Architecture:** Efficient floor plates divided into modern perimeter private offices with broad glass lines and abundant natural light.
- **Shared Executive Amenities:** Shared state-of-the-art conference facilities, full kitchen/breakroom setups, modern restrooms, and high-speed data infrastructure that attract premium rates on smaller rentable footprints.
- **Access & Operations:** 24/7 keycard access, multi-zone HVAC, elevator service, and full ADA accessibility across both floors.

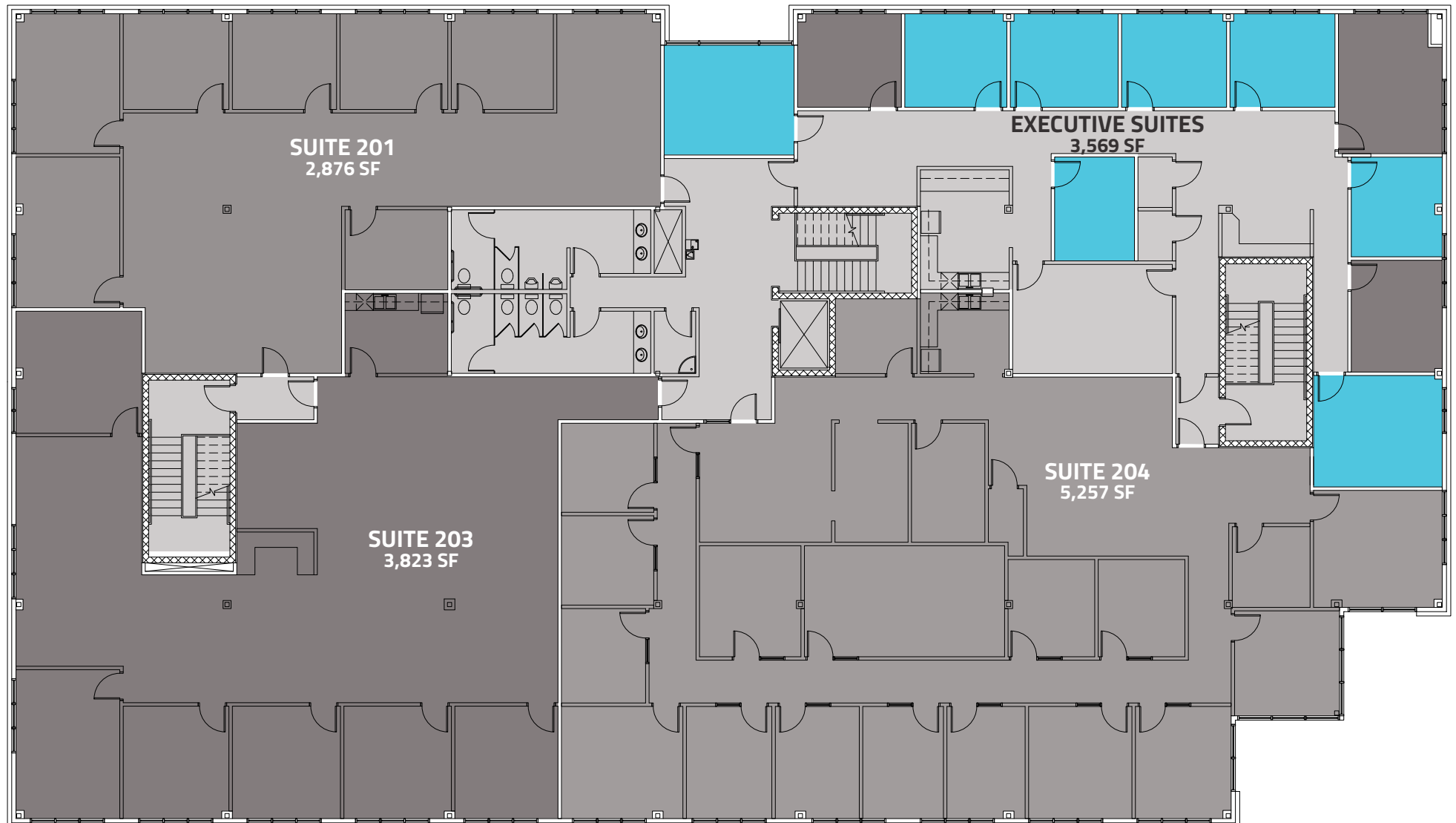


1ST FLOOR - FLOOR PLAN



available leased common area

2ND FLOOR - FLOOR PLAN



AERIAL MAP

DOWNTOWN BOULDER

CO
119

Gunpark Drive

5303

Spine Road

LOCATION





COMMON AREA



CONFERENCE ROOM



KITCHEN



OFFICE SUITE 1



OFFICE SUITE 7
VIRTUALLY STAGED



LOBBY

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, consistently ranks among the nation's most desirable places to live, work, and operate a business, offering a unique combination of natural beauty, economic vitality, and exceptional quality of life. Nestled at the base of the Rocky Mountains, the city provides immediate access to world-class outdoor recreation, including hiking, cycling, climbing, and skiing. With approximately 300 days of sunshine annually, Boulder continues to attract residents, employers, entrepreneurs, and visitors seeking an active lifestyle and a strong connection to the outdoors.

Beyond its natural appeal, Boulder has established itself as one of the country's leading centers for innovation, research, and entrepreneurship. Home to the University of Colorado Boulder and a thriving ecosystem of technology, aerospace, biotechnology, clean energy, and professional services companies, the city benefits from a highly educated workforce and a diverse economic base. This concentration of talent, combined with a culture that embraces innovation and sustainability, continues to drive business formation, investment activity, and long-term demand for commercial real estate throughout the region.

Supported by a highly educated population, strong household incomes, a robust innovation economy, and significant barriers to new commercial development, Boulder remains one of the most coveted investment markets in the Mountain West. These fundamentals continue to support long-term tenant demand, rental rate stability, and asset appreciation across the region.

For investors, 5303 Spine Road offers a compelling opportunity to acquire a well-positioned office asset within the highly desirable Gunbarrel submarket. Benefiting from excellent regional connectivity, abundant parking, proximity to major employers, and convenient access to lifestyle amenities, the property is strategically positioned to capitalize on Boulder County's enduring economic strength and evolving demand drivers.

#1
BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#2
BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

#1
**IN THE U.S. ON THE BLOOMBERG
BRAIN CONCENTRATION INDEX**
- 4 YEARS RUNNING -

TOP 25
GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

BOULDER MARKET OVERVIEW

Economic and Demographic Strengths

Boulder, Colorado is widely recognized as one of the most affluent, educated, and economically resilient communities in the United States. Anchored by the University of Colorado Boulder, a globally respected research institution with more than 38,000 students, the city benefits from a continuous pipeline of talent, innovation, entrepreneurship, and research-driven growth.

The Boulder economy is supported by a diverse mix of technology, aerospace, bioscience, clean energy, professional services, and natural products industries. Major employers including Google, Medtronic, Sierra Space, Ball Aerospace, IBM, and numerous venture-backed startups contribute to one of the nation's most highly educated workforces and strongest concentrations of knowledge-based employment.

Boulder's median household income, educational attainment, and quality-of-life metrics consistently rank among the highest in the country. Combined with stringent land-use regulations, extensive open-space preservation initiatives, and limited opportunities for new commercial development, these market fundamentals have created a durable environment that supports long-term occupancy stability and asset value appreciation.

For investors, Boulder offers a compelling combination of economic diversity, innovation-driven employment growth, exceptional demographics, and constrained commercial supply that continues to distinguish the market from other office destinations throughout the Rocky Mountain region.

Gunbarrel Office Market Dynamics

Gunbarrel has emerged as one of Boulder's most attractive and strategically positioned office submarkets, offering tenants many of the advantages of a Boulder address while providing greater accessibility, parking availability, and operational flexibility than downtown locations.

Located along the rapidly improving CO-119 corridor between Boulder and Longmont, Gunbarrel serves as a regional employment hub that efficiently connects businesses to Boulder, Niwot, Longmont, Louisville, Lafayette, and Interstate 25. The submarket attracts a diverse tenant base including professional service firms, technology companies, healthcare providers, engineering consultants, wellness practitioners, and entrepreneurial businesses seeking cost-effective alternatives to Downtown Boulder.

Unlike many urban office environments, Gunbarrel offers abundant surface parking, efficient building layouts, and immediate access to major transportation corridors. These characteristics have become increasingly valuable as employers continue to prioritize employee convenience, accessibility, and flexible workplace solutions.

5303 Spine Road is ideally positioned within this submarket, providing a highly functional multi-tenant office environment with upgraded executive suites, modern common areas, elevator service, and flexible suite configurations that appeal to a broad cross-section of tenants. The property's diversified tenant mix and strategic location create a resilient leasing profile supported by Boulder County's strong underlying economic fundamentals.

Lifestyle and Amenities

Boulder's renowned quality of life continues to attract businesses, residents, and visitors from around the world. The community offers immediate access to more than 150 miles of trails, extensive open-space networks, world-class cycling and outdoor recreation, and a vibrant mix of dining, retail, cultural, and entertainment amenities.

The Gunbarrel submarket uniquely combines this Boulder lifestyle with suburban convenience and accessibility. Employees and visitors at 5303 Spine Road enjoy walking-distance access to Gunbarrel Center, King Soopers, Starbucks, local restaurants, fitness facilities, and everyday services. Additionally, the property is located just minutes from Boulder Country Club, Twin Lakes Open Space, and numerous trail systems that have helped define Boulder as one of the nation's most desirable places to live and work.

The property's strategic location along the Boulder-Longmont corridor further enhances its appeal, providing easy regional access while maintaining proximity to the amenities and lifestyle advantages that continue to drive business investment and tenant demand throughout Boulder County.

This powerful combination of economic vitality, outdoor recreation, accessibility, and quality of life has established Gunbarrel as one of the region's most desirable business environments, supporting sustained demand for well-located office assets such as 5303 Spine Road.

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