# 5335 Sterling Drive

Boulder, CO

## Boulder Flex Building For Sale or Lease


**Michael-Ryan McCarty**
mccarty@gibbonswhite.com
(303) 586-5939

**Patrick Weeks**
patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com


Property Info & Gallery

View Map

| | |
|---|---|
| Building Size | 5,033 - 22,065 sq. ft. |
| Sale Price | $5,500,000 ($249.26 / sq. ft.) |
| Lease Rate / sq. ft. | ~~$17.50 NNN~~ $14.00 NNN |
| Expenses / sq. ft. | $8.56* |

**Not Including Utilities*

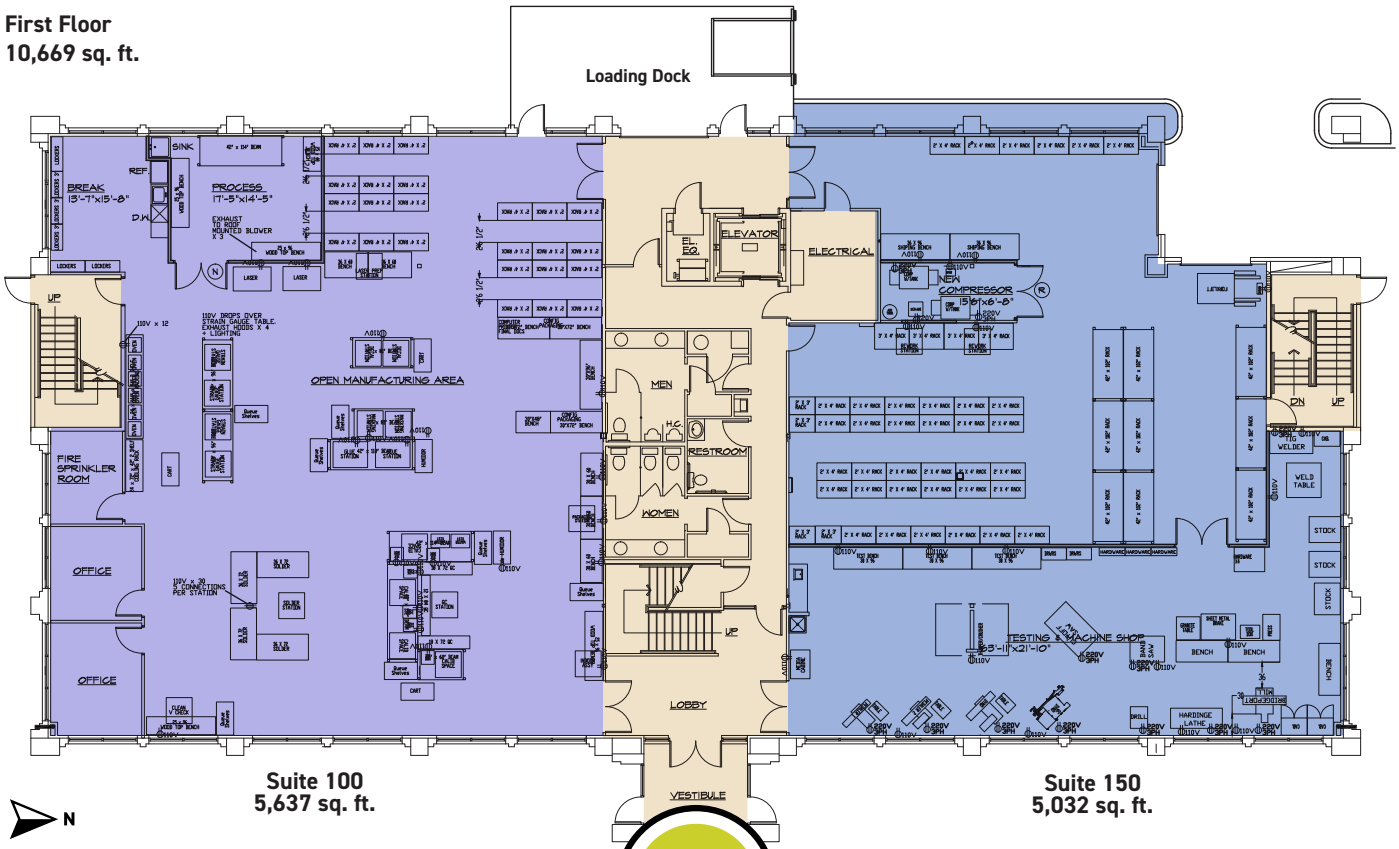
- Flex Building for Sale or for Lease
- 3 Dock-High Overhead Doors with Drive-In Access & Dock Leveler
- 16' Clear Warehouse, Manufacturing & R&D Space, Spacious 2nd Floor
- Open Work Areas & Perimeter Offices, Large Windows, Conference Rooms, Elevator, Shower & Locker Rooms
- Heavy Power for a Wide Range of Users – 2,500 Amps, 120/208-Volt 3-Phase, 4 Wire
- 1.15 Acre Lot (50,139 sq. ft.) with 75 Parking Spaces (3.5:1,000 sq. ft.) Mature Trees & Lush Landscaping
- Available July 2027

© 2026 Gibbons-White, Inc.



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.

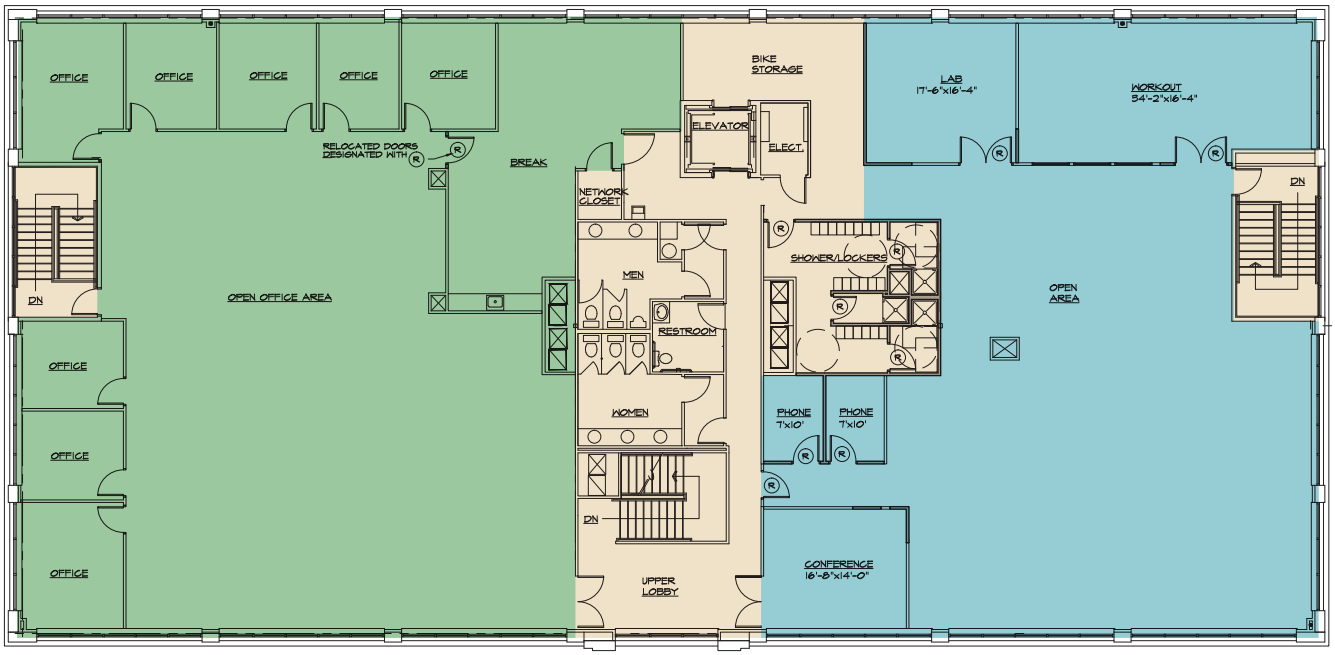



Suite 100
5,637 sq. ft.

Suite 150
5,032 sq. ft.

VIDEO TOUR

## Second Floor
11,396 sq. ft.



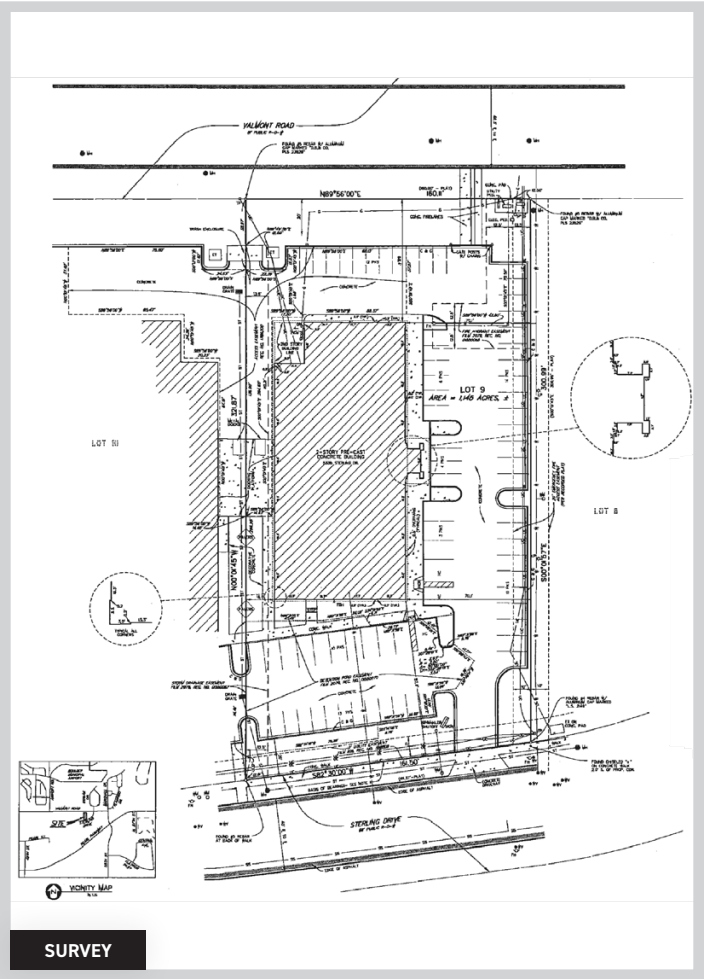

Suite 200
6,226 sq. ft.

Suite 250
5,170 sq. ft.

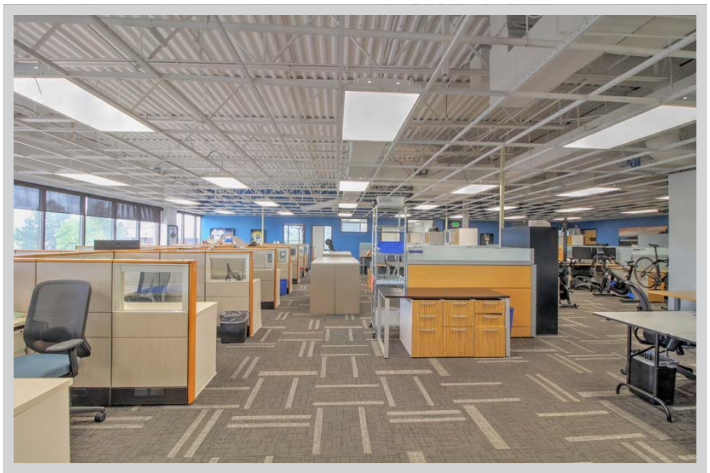
© 2026 Gibbons-White, Inc.

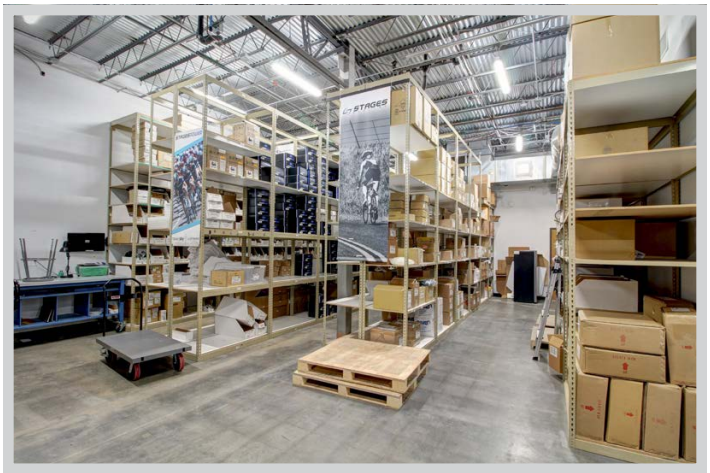
GIBBONS WHITE Incorporated
2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

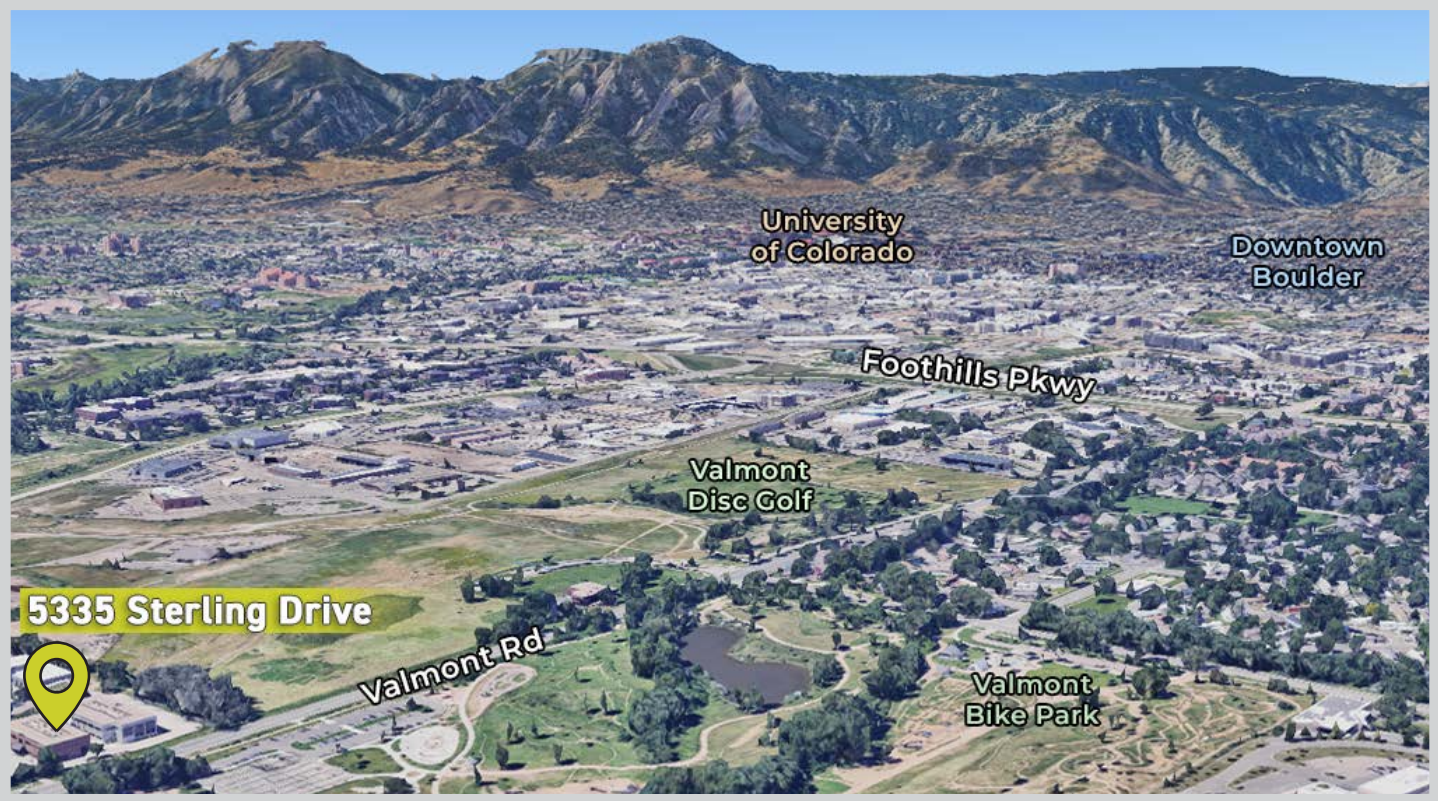
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.




SURVEY








© 2026 Gibbons-White, Inc.

GIBBONS WHITE Incorporated

2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

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.