



OFFICE / FLEX BUILDING FOR SALE

5450 WESTERN AVE.
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

This 25,432 square foot building is currently 100% built out with high end open and private office environment on two floors. The I-G zone allows for a wide variety of both office and industrial uses. Great views from the second floor, free on-site surface parking, showers, elevator, give this stand alone building all of the features to make for an enjoyable work environment. As a stand alone building occupants of this property will have the ability to showcase their own identity. Boulder Community Health currently occupies the entire building but will be vacating by the end of 2021 making this a ideal owner/user building.

- Excellent visibility
- Near restaurants
- Flexible uses in I-G Zone
- High ceilings
- Property is in Boulder Opportunity Zone
- Grade-level door
- On-site parking
- Near bus route

Sale Price	\$7,950,000 (\$313/SF) \$7,630,000 (\$300/SF)
Building Size	25,432 SF
Site Size	42,251 SF
Zoning	I-G (Industrial General) City of Boulder

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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PROPERTY PHOTOS



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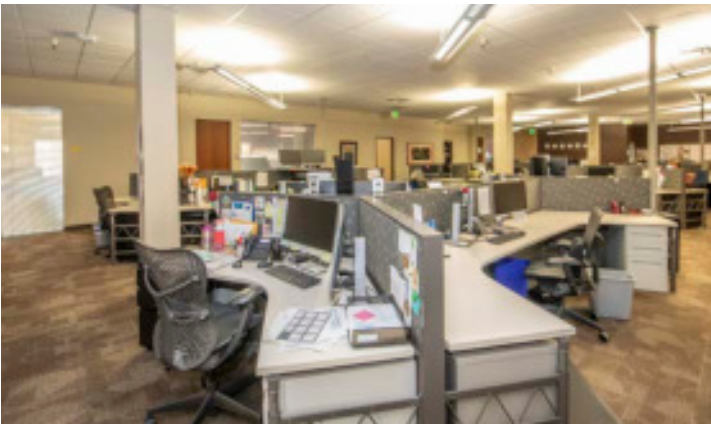
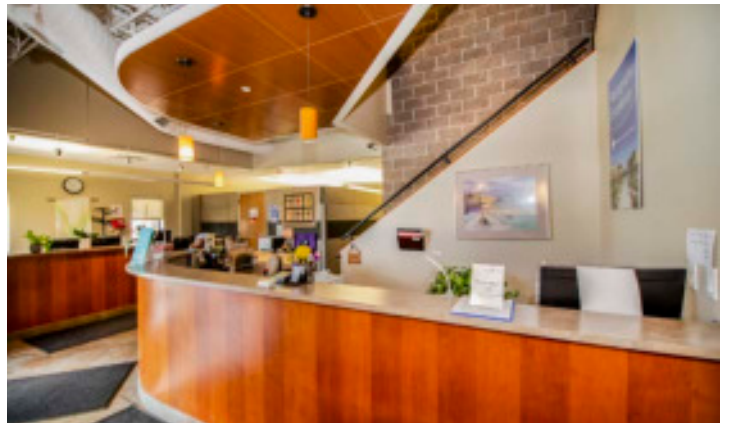
* For a complete disclaimer, please see page one of this brochure.

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PROPERTY FLOOR PLAN

1st Floor



2nd Floor



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PROPERTY LOCATION



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