5360



FLEX / LAB SPACE FOR LEASE

5360 Sterling Drive

East Boulder

38,263 Square Feet Available

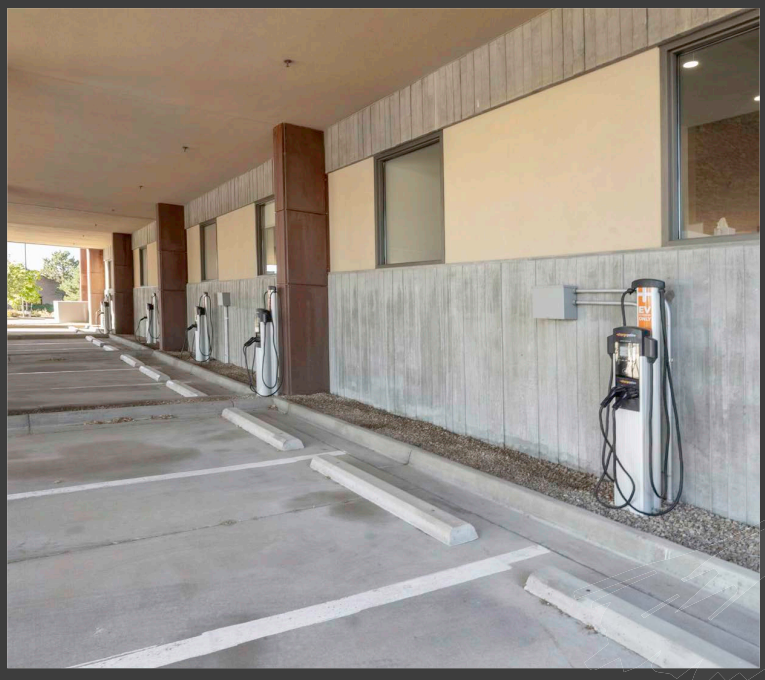
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DETAILS

- Full building available for lease
- 38,263 square feet
- Plug & play office/lab infrastructure
- Chemical lab & clean lab spaces include non-wheeled fume hoods, deionized water system, sinks & attached lab benches
- Air compressor & vacuum pump systems
- Office furniture & workstations
- Server & IT cabling in place
- EV car charging stations
- Bike storage & lockers
- On-site shower facilities
- Roof fall protection





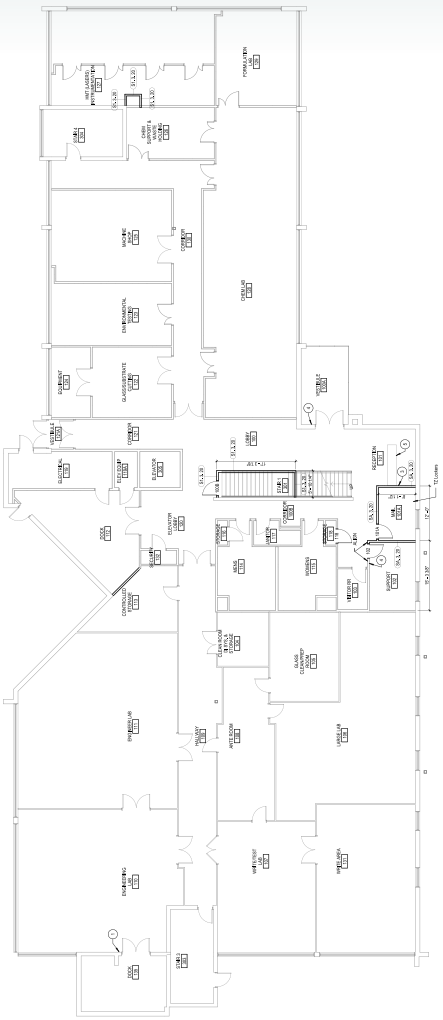




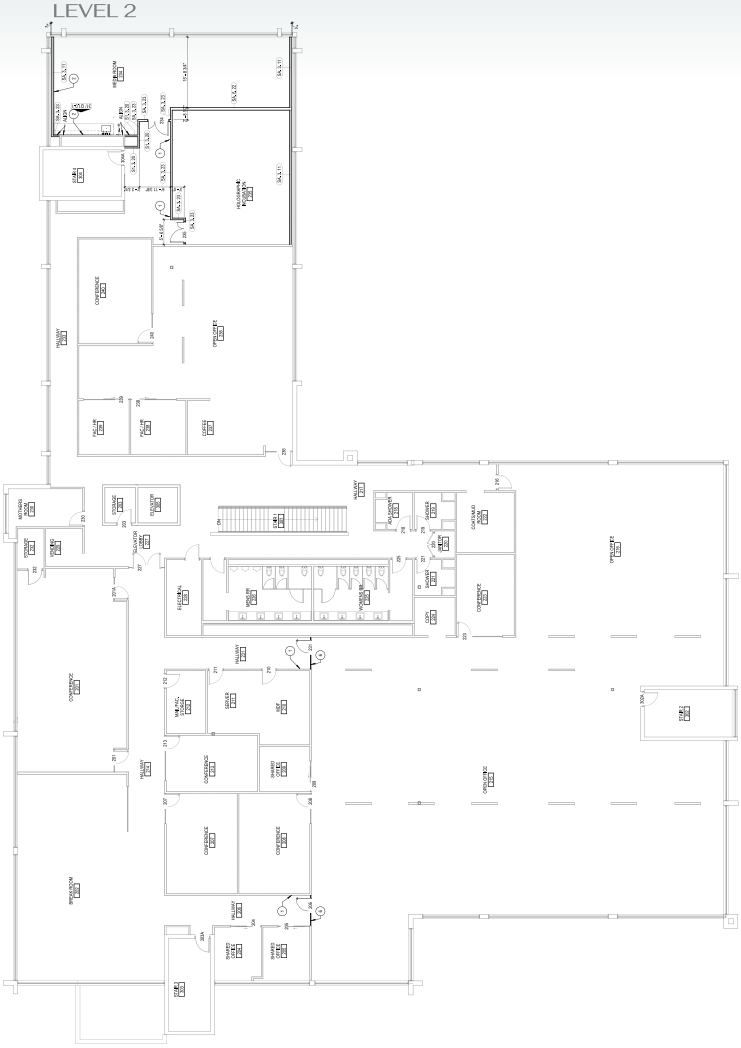
FLOOR PLAN

5360

LEVEL 1



LEVEL 2



FULL	SIZE	RATE	AVAILABLE	EST. OP EX
BUILDING	38,263 SF	NEGOTIABLE	7/1/2027	$9.89 / SF

NOT INCLUDING UTILS

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LOCATION







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