

OFFICE FLEX // 5425 - 5445 AIRPORT BOULEVARD

AIRPORT PLAZA

Life Sciences Campus in Boulder, Colorado

Airport Plaza consists of three office/flex buildings designed to meet the unique demands of tech and life sciences. Surrounded by creeks, bike paths, parks and open space, the tenants in Airport Plaza enjoy Boulder's outdoor lifestyle including incredible Flatiron views.



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THE
W.W. Reynolds
COMPANIES

CAMPUS OVERVIEW

AIRPORT PLAZA



In Demand Office/flex

Airport Plaza offers single-story office / flex buildings with drive-in doors. Spaces can accommodate a wide variety of uses.



Collaborative Building Ownership

The forward-thinking building ownership team at Airport Plaza takes pride in creative collaboration with tenants.



Valmont Bike Park

Take advantage of the neighboring Valmont Bike Park, a sprawling 40-acre terrain with trails, jumps, stairs & slalom slopes. Part of the broader Valmont City Park.



Valmont City Park

The nearby Valmont City park, which includes the Bike Park, also has a dog park, disc golf course, skate features, multi-use paths, picnic areas, and RTD public transit access.



Bicycle Commute

Access all of Boulder via bike! Airport Plaza provides quick and easy access to the Goose Creek Path and Boulder Creek Path which lead to every corner of the city.



Renewable Energy

Coming FALL 2021, Airport Plaza will begin subscribing to a community solar array. This exciting innovation will help support Colorado's shift to 100% renewable energy while providing below-market utility rates for tenants.



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5425 AIRPORT BLVD.

Ready to be customized to meet your company's needs.

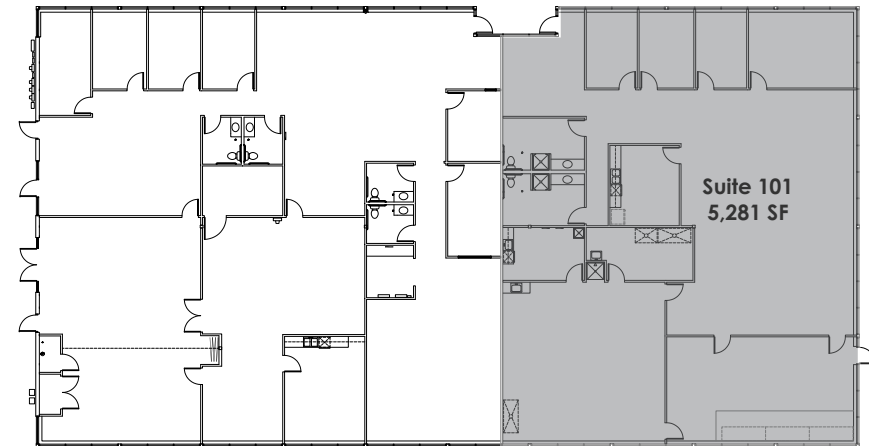
AIRPORT PLAZA

5425 - 5445 Airport Boulevard | Boulder, Colorado



Total Available Space	5,281 SF
Rate	\$18.00 NNN
Available	7/1/2021
Clear Height	11' 5"
Electrical	3 Phase, 400 Amp
Water	2" Tap

5425 Airport Blvd. is a single-story office / flex building. Suite 101 offers a wide flexibility of uses. Wet-lab infrastructure currently in place.



5435 AIRPORT BLVD.

Ready to be customized to meet your company's needs.

AIRPORT PLAZA

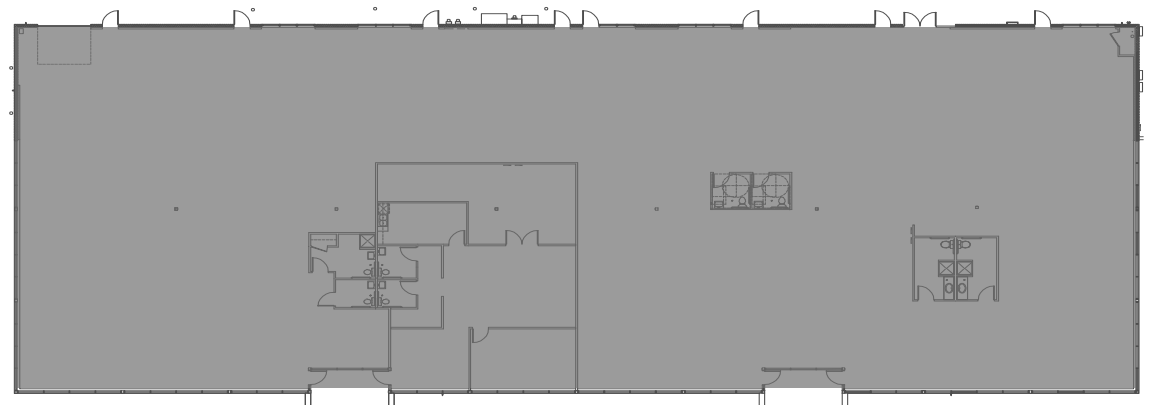
5425 - 5445 Airport Boulevard | Boulder, Colorado



Total Available Space	16,994 SF
Rate	\$18.00 NNN
Available	Immediately
Clear Height	11' 5"
Electrical	3 Phase, 1,00 Amp
Water	2" Tap



5435 Airport Blvd. is a single-story office / flex building. The entire building is available and includes one existing drive-in door with the ability to add more. The building is currently in white box condition, ready to be built out to meet your company's needs.



5445 AIRPORT BLVD.

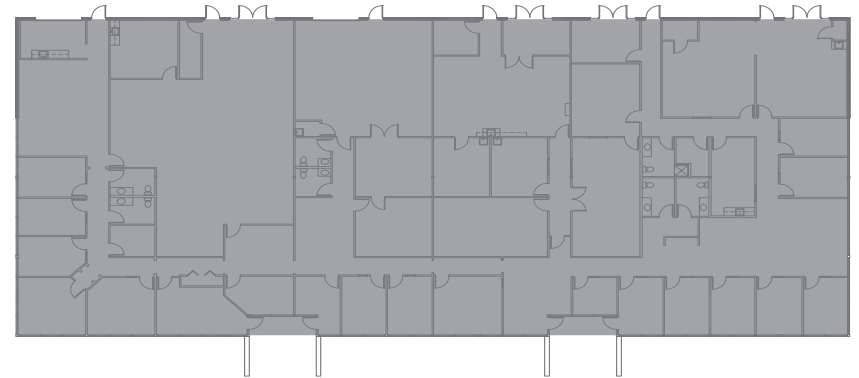
Ready to be customized to meet your company's needs.

AIRPORT PLAZA

5425 - 5445 Airport Boulevard | Boulder, Colorado



Total Available Space	14,537 SF
Rate	\$18.00 NNN
Available	4/1/2022
Clear Height	11' 5"
Electrical	3 Phase, 800 Amp
Loading	Drive In
Water	2" Tap



5445 Airport Blvd. is a single-story office / flex building. The entire building is available and includes the option to add drive-in doors.



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