

STERLING DRIVE STUDIOS • 5378 Sterling Drive • Boulder, CO 80301



Sterling Drive Studios - view from Sterling Drive, north side of the building

This totally unique, gorgeous red brick building was built in 1940 on Boulder's east side. Once a gracious home, this building sits on approximately half an acre and has 6 spacious, sun-filled studios/office spaces and 2 large meetings rooms/studios, a full kitchen, 2 bathrooms - one with a shower and one ADA, individually controlled hv/ac in each space, beautiful gardens and outdoor sitting areas, plentiful off-street parking, hardwood floors, solid wood doors, high ceilings, handicap accessibility, and many extraordinary features that make this building an inviting, elegant, one-of-a-kind commercial space. Total sq. ft. 4,229.

WEST SIDE ENTRANCES



West Entrance - Gallery door and the handicap ramp



2nd West Entrance to access Studios 5 & 6



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The Gallery and Sitting Room - These rooms are on the south/west side of the building, with large windows filling the rooms with light. The rooms are accessible by a private entrance and a handicap ramp, as well as the Main Hallway from the North/East door. 622 sq ft combined.



Sitting Room



From the Gallery you can enter the Painting Studio through double doors.



The Painting Studio - It is located on the north side of the building with access to the full Kitchen. The large windows and skylight give a glow of light all day long. There are two main entrances on the west side that allows the Painting Studio to be used separately from the Gallery and Sitting Room. 385 sq ft.

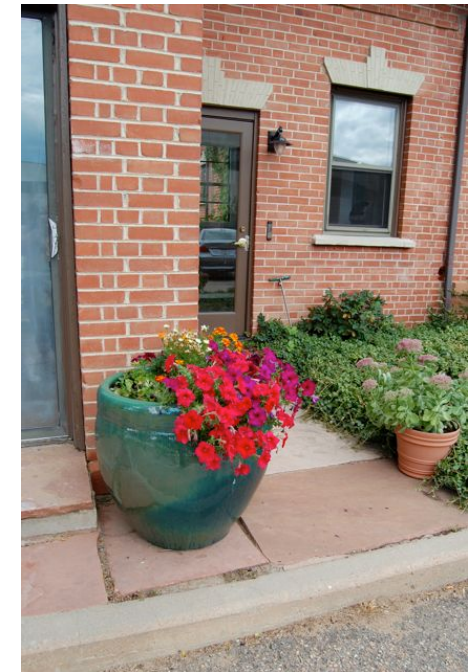
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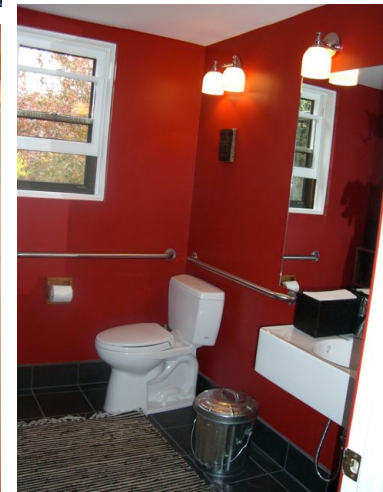
The Kitchen is on the west side of the studio. It is large, has lots of cupboard space and a utility sink.

There is a bathroom with a shower off of the kitchen.

The Kitchen and Painting Studio can be entered through the West Entrance which also gives access to the Studios 5 and 6.



North/East Entry - entrance for the Studios 1-4



North/East Entrance & Main Hallway - This door gives access to Studios 1, 2, 3, and 4, as well as the Gallery, Painting Studio and ada bathroom, off of the main hallway. All outside doors have code pads for secure 24/7 entry.

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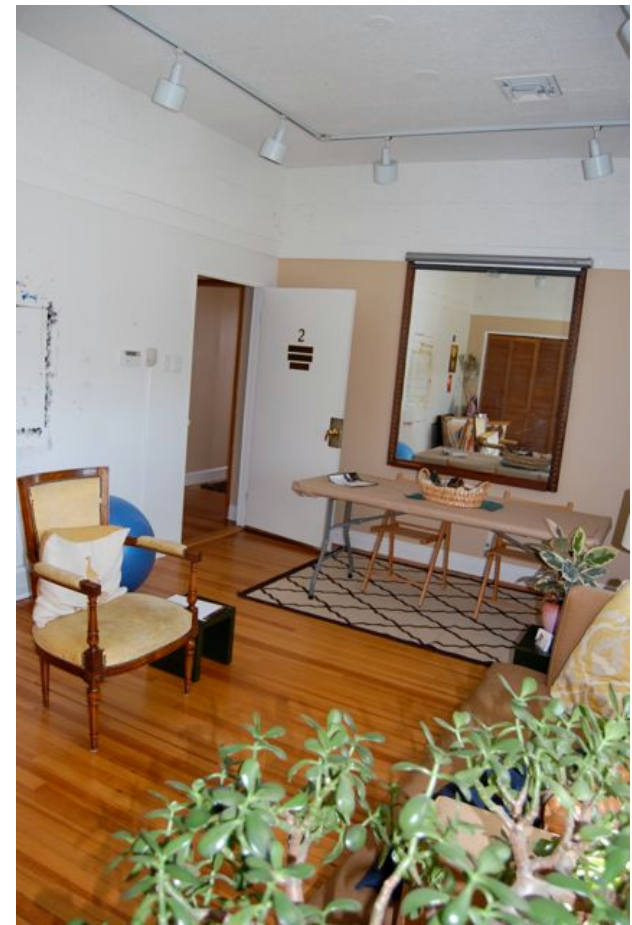
Studio 1 - On the east and south side of the building this unique space even has its own deck overlooking the rose garden. The floor is beautiful, over-sized tile and has floor to ceiling windows facing east, south and west. 304 sq ft.



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Studio 2 - with large south facing windows. It has a small sink and closets with ample storage shelves. 264 sq ft.





Studio 3 - has 1 east facing window which emits a soft light. It has a sense of privacy and warmth, conducive to inner work. 264 sq ft.



The entrances for Studio 4 and Studio 3 from the Main Hallway.

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Studio 4 has built in cabinets and shelves in 3 big closets, windows facing east and north and views of the front gardens and lilac bushes. 286 sq ft.



West Side Entry & Studio 5



West Entrance - This door gives access to Studios 5 and 6, as well as the Kitchen, Painting Studio and Gallery. All outside doors have code pads for secure 24/7 entry.



Studio 5 – Is on the west and north side of the building. It is a very private space. It has a wall of frosted glass with a sliding glass door that fills the studio with natural light as well as a window facing east into the front yard and gardens. 252 sq ft.

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Studio 6 - This studio is in the basement but has its own door which accesses the south parking area and rose garden. Studio 6 is comprised of 2 rooms with terrazzo tile floors and windows facing south and west that fill the rooms with lots of light. 750 sq ft.



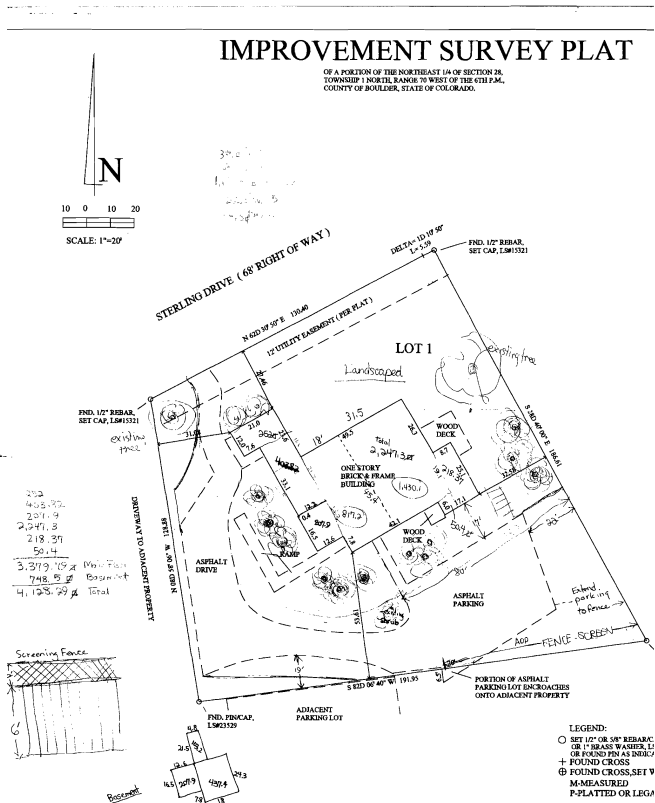
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As seen from Sterling Drive - views of the front/north garden, patio and sign.



South side parking area, the private entrance to Studio 6 and the deck for Studio 1



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Boulder Map with location of
Sterling Drive Studios + Bike path

