

OFFICE SPACE FOR LEASE

FLATIRON PARK

5540 Central Avenue
Boulder, Colorado

AVAILABILITY

SUITE 200	3,201 RSF
SUITE 220	2,004 RSF
COMBINED	5,205 RSF
LEASE RATE	\$18.50/ RSF / NNN
EXPENSES	\$8.30 / RSF + UTILITIES

PROPERTY FEATURES

- Professional office suites on the 2nd floor for lease in Flatiron Park
- Suite 220 features a glass walled conference room, two offices, open space, kitchenette, restroom, and storage
- Suite 200 features a conference room facing the Flatirons along the front range, two offices, open space, restrooms, shower, and private balcony
- Excellent access from US Hwy 36 and Hwy 119
- Boulder is a highly desired location with a diverse mix of national, regional and local companies
- Located within Flatiron Park with plenty of outdoor space including parks, trails, and many nearby amenities.



FOR MORE INFORMATION CONTACT:

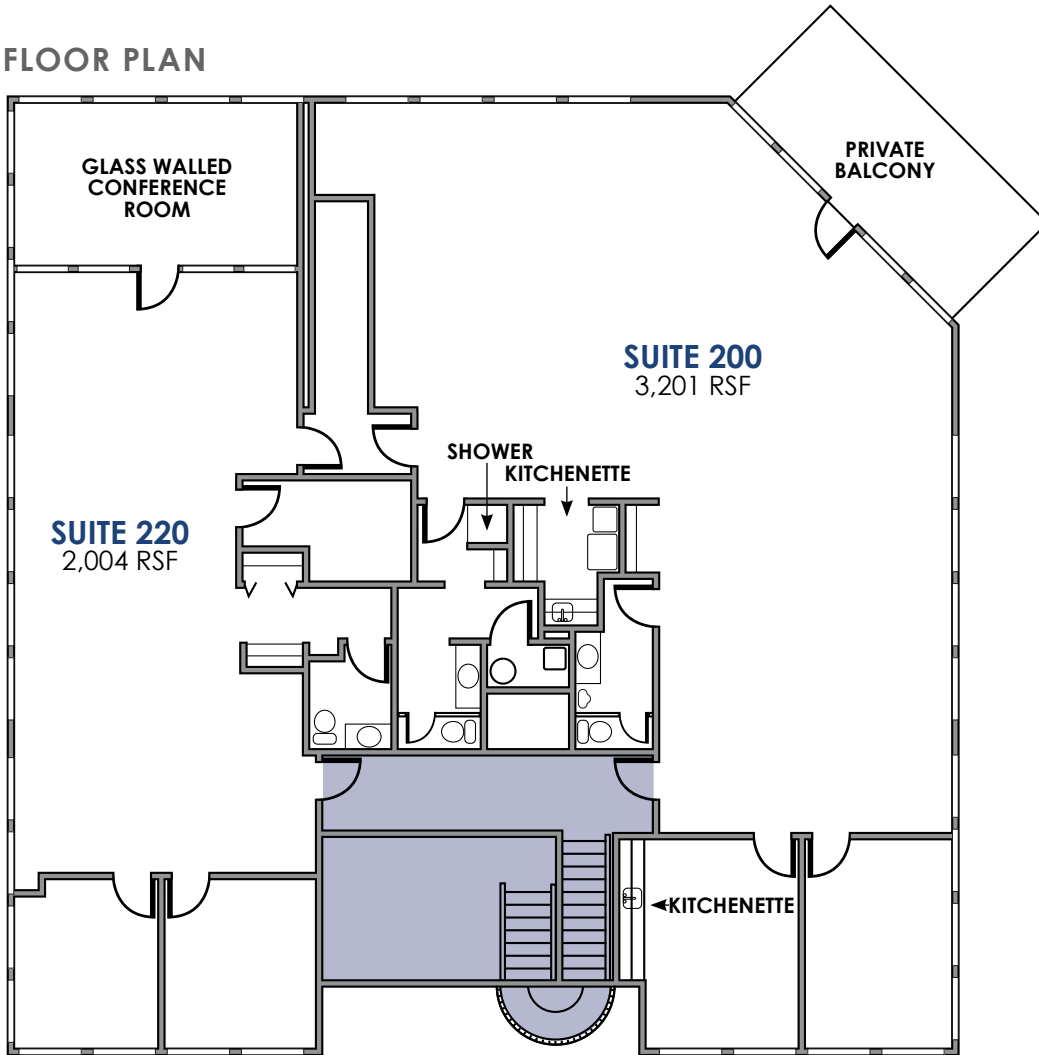
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FLOOR PLAN



common area

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