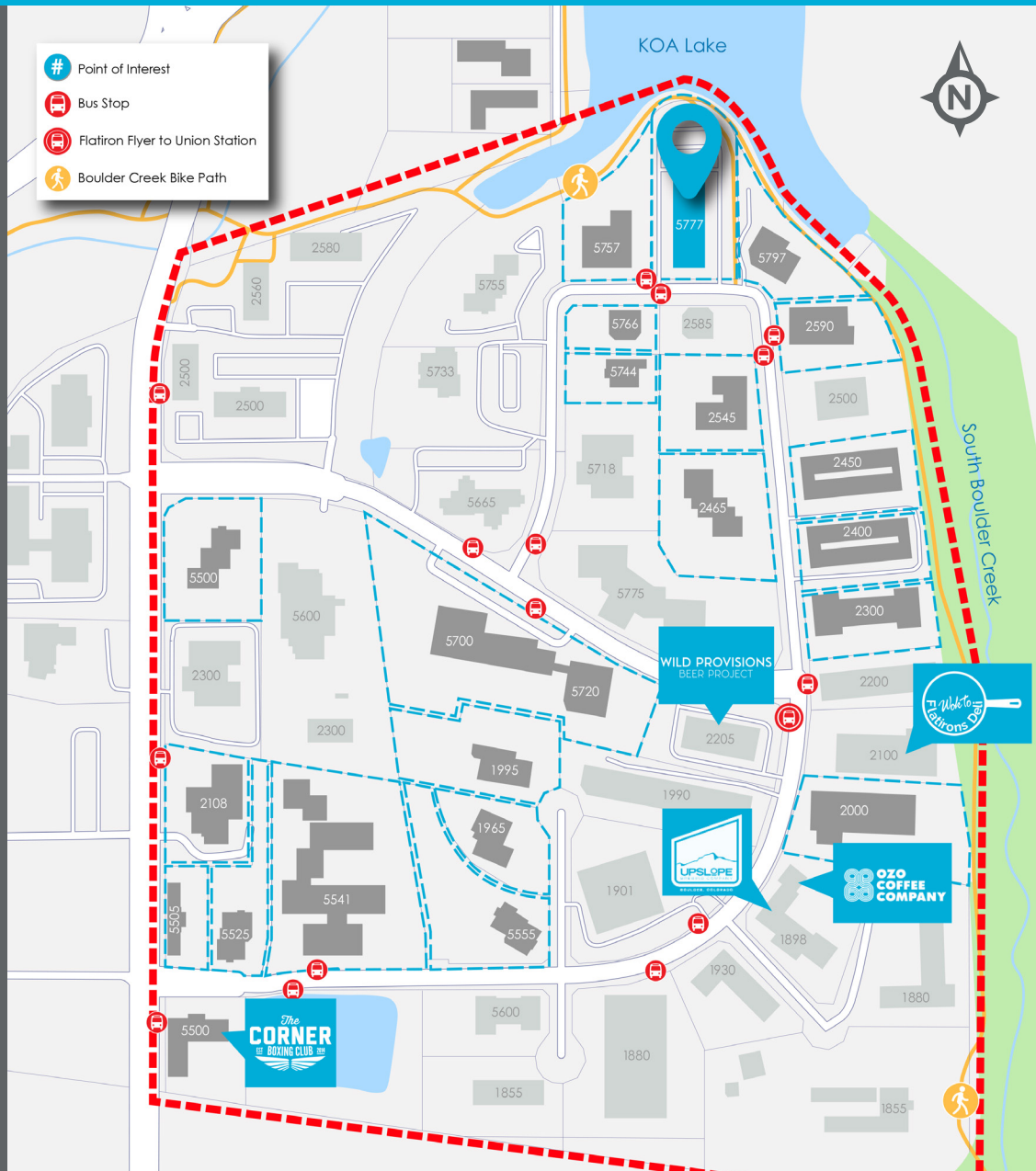




www.deancallan.com



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

Dean Callan & COMPANY, INC.

1510 28th Street
Suite 200
Boulder, CO 80303
www.deancallan.com

BECKY GAMBLE
303.945.2012
bgamble@deancallan.com

BEAU GAMBLE
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HUNTER BARTO
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

5777 BOULDER COLORADO CENTRAL AVENUE



RENOVATIONS COMING SOON

OFFICE/FLEX/R&D/LAB SPACE FOR LEASE

2,056-40,274± SF Available - **LEASE RATE NEGOTIABLE**
Operating Expenses = \$9.67/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
59,940 SF	3.19:1,000	IG

PROPERTY HIGHLIGHTS

- Electric car charging stations
- On site outdoor volleyball court
- Healthy Tenant finish dollars available
- Immediate access to South Boulder Creek Trail
- Excellent Access from Hwy 36 and Hwy 119

23
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

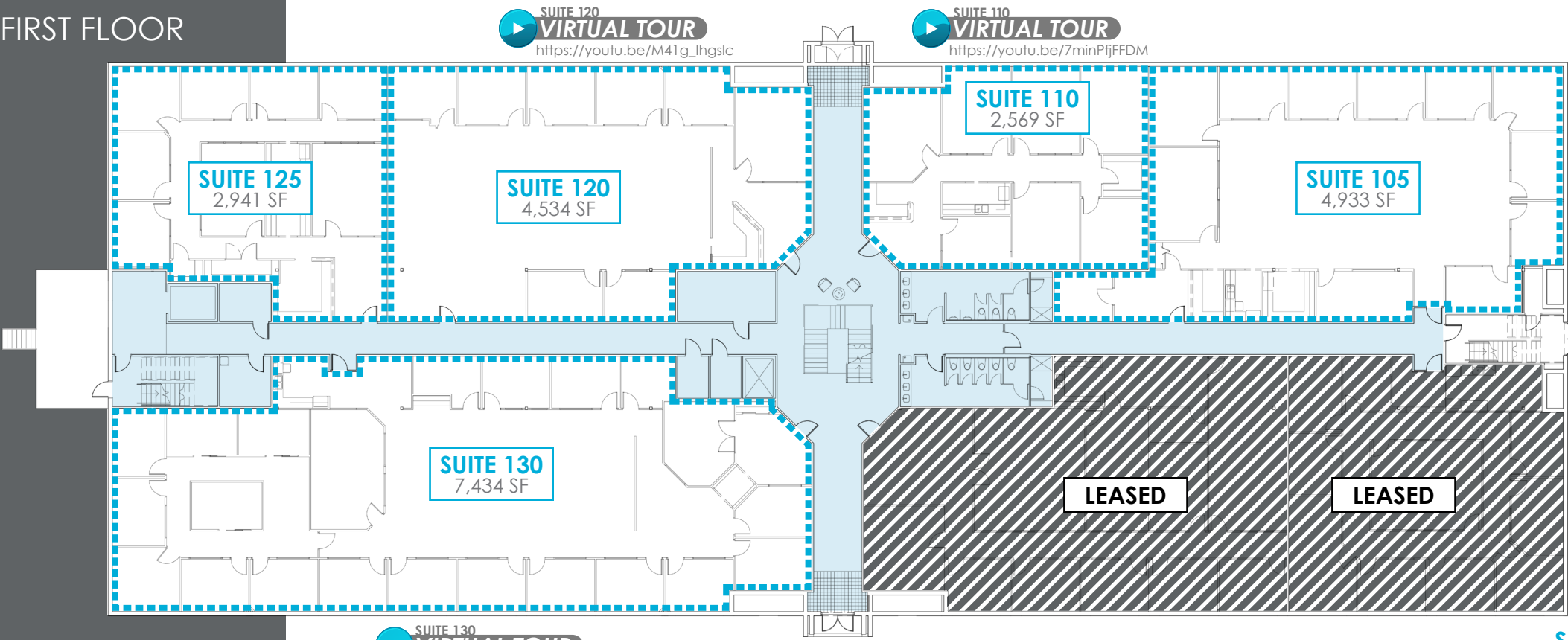
FLAT
IRON
PARK



www.flatironpark.com



FIRST FLOOR



SUITE 130
VIRTUAL TOUR
<https://youtu.be/ttq2zMjRcms>

- SUITE 105** - 4,933 SF (Available Now)
- SUITE 110** - 2,569 SF (Available Now)
- SUITE 120** - 4,534 SF (Available 08/01/2020)
- SUITE 125** - 2,941 SF (Available 10/01/2020)
- SUITE 130** - 7,434 SF (Available 10/01/2020)



Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

- SUITE 205** - 5,890 SF (Available Now)
- SUITE 210** (currently combined with suite 221) - 2,674 SF (Available 11/01/2020)
- SUITE 221** (currently combined with suite 210) - 2,056 SF (Available 11/01/2020)
- SUITE 230** - 7,243 SF (Available Now)

SUITE 205
VIRTUAL TOUR
<https://youtu.be/ETBnioO-i8o>

SECOND FLOOR

