

1995 BOULDER  
COLORADO  
NORTH 57TH  
COURT



1995

FLAT  
IRON  
PARK

NORTH 57TH COURT

EXADEL

EMA - WEST ENTRANCE

23  
BUILDING  
CAMPUS

1 MILLION  
SQUARE  
FEET

FLAT  
IRON  
PARK



[www.flatironpark.com](http://www.flatironpark.com)

## OFFICE SPACE FOR LEASE

18,373± SF Available; Divisible to 9,000± SF - **LEASE RATE NEGOTIABLE**  
Operating Expenses = \$9.37/SF excluding utilities and janitorial (Est. 2020)

## BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
36,728 SF	3.43:1,000	IG

- Great Western Views
- Power: 2000 amp, 120/208-volt, 3-phase, four-wire
- T1, T3, CenturyLink Fiber available

## PROPERTY HIGHLIGHTS

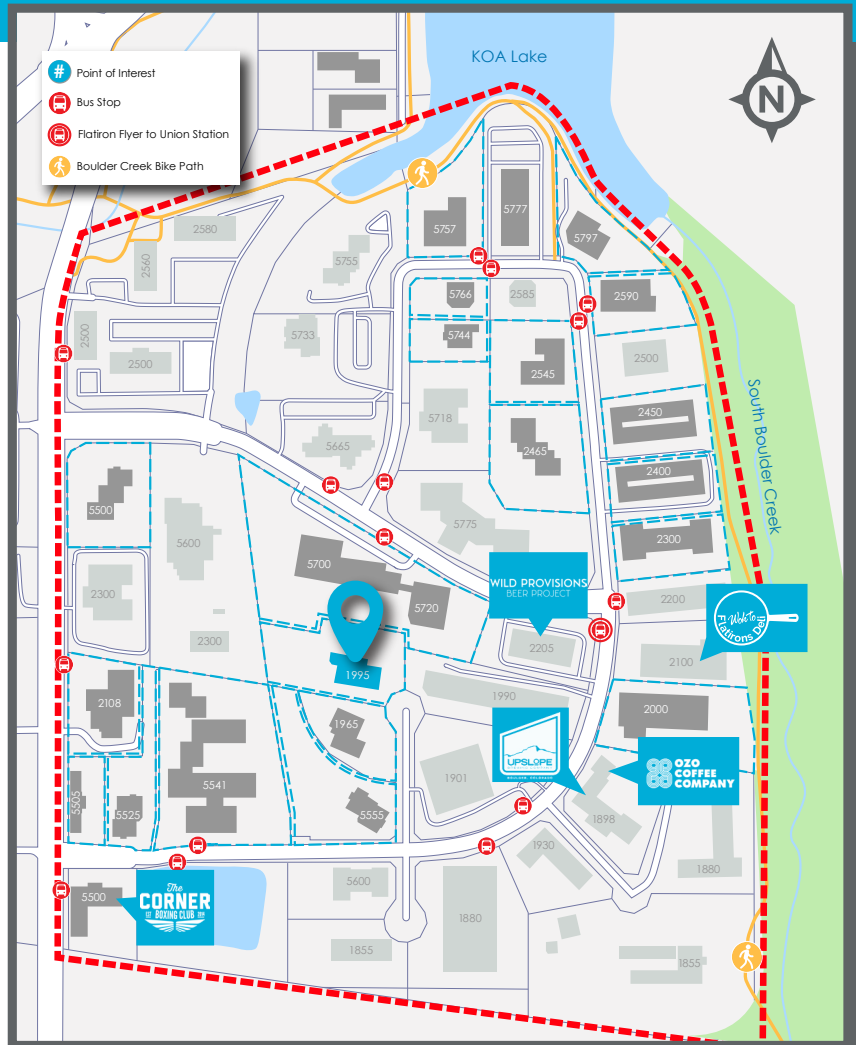
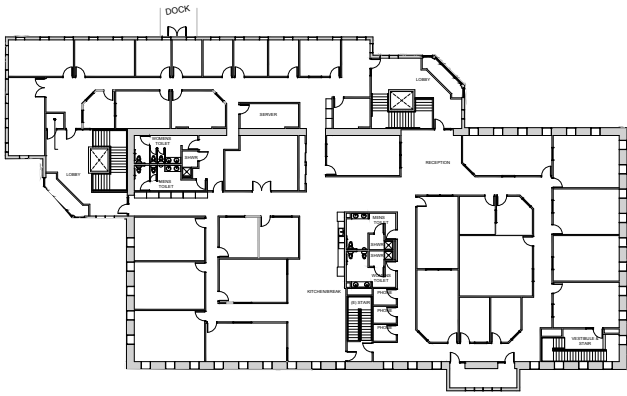
- Excellent access from US Hwy 36 and Hwy 119
- Convenient location just north of Arapahoe Ave. & south of Pearl St.
- Boulder is a highly desired location with a diverse mix of national, regional and local companies
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park



# 1995 NORTH 57TH COURT

BOULDER, COLORADO  
OFFICE SPACE FOR LEASE

2ND FLOOR - 18,373± SF AVAILABLE



## MAJOR TENANTS IN THE PARK



For leasing information:

**Dean  
Callan**  
& COMPANY, INC.

1510 28th Street  
Suite 200  
Boulder, CO 80303  
[www.deancallan.com](http://www.deancallan.com)

**BECKY GAMBLE**  
303.945.2012  
bgamble@deancallan.com

**BEAU GAMBLE**  
303.945.2028  
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**HUNTER BARTO**  
303.945.2016  
hbarto@deancallan.com

**DRYDEN DUNSMORE**  
303.945.2019  
dryden@deancallan.com

## PARK AMENITIES



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.