

5505 BOULDER  
COLORADO  
CENTRAL  
AVENUE



<https://youtu.be/DKJ-WOZMNKQ>



23  
BUILDING  
CAMPUS

1 MILLION  
SQUARE  
FEET



FLAT  
IRON  
PARK



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

## CREATIVE OFFICE SPACE FOR LEASE

56,000± SF Available; divisible to 28,000± SF

**LEASE RATE NEGOTIABLE**

## BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
56,000 SF	2.4:1,000	IG

- T1, T3 Comcast fiber available

## PROPERTY HIGHLIGHTS

- **Brand New Construction**
- Mountain views
- Corner high image location
- Building Signage Available
- 70 Subterranean parking spaces
- 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
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

## ENERGY/ENVIRONMENTAL ELEMENTS

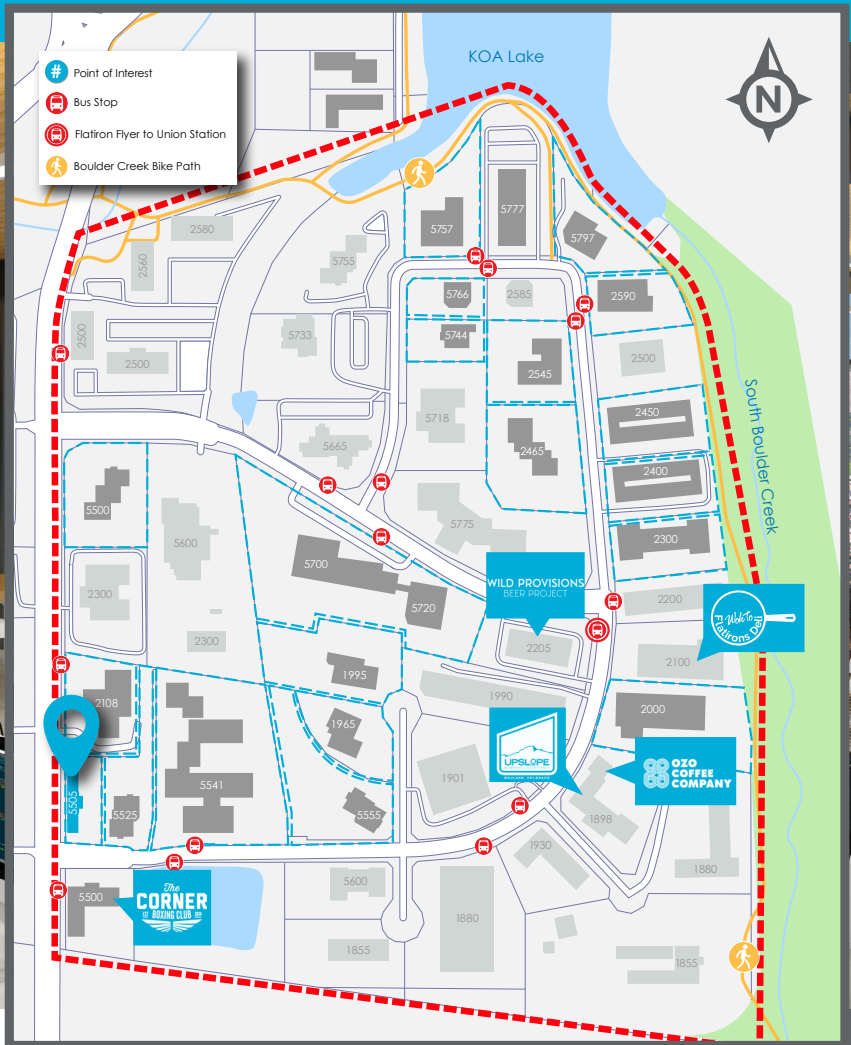
- Photo-voltaic PV system (73kw)
- Enhanced thermal performance (window, envelope) 3. Per Boulder's requirements, we need to be 30% better than IECC (international energy conservation code). This building meets and exceeds this.
- Water detention area with elevate pedestrian plaza decking.
- Interior secure bike storage and shower facilities.
- Occupancy light sensors and lower light levels for reduced site energy usage.



# 5505 CENTRAL AVENUE

BOULDER, COLORADO

CREATIVE OFFICE SPACE FOR LEASE



## 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](http://www.deancallan.com)

**BECKY GAMBLE**  
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**DRYDEN DUNSMORE**  
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