

1995 BOULDER 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

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

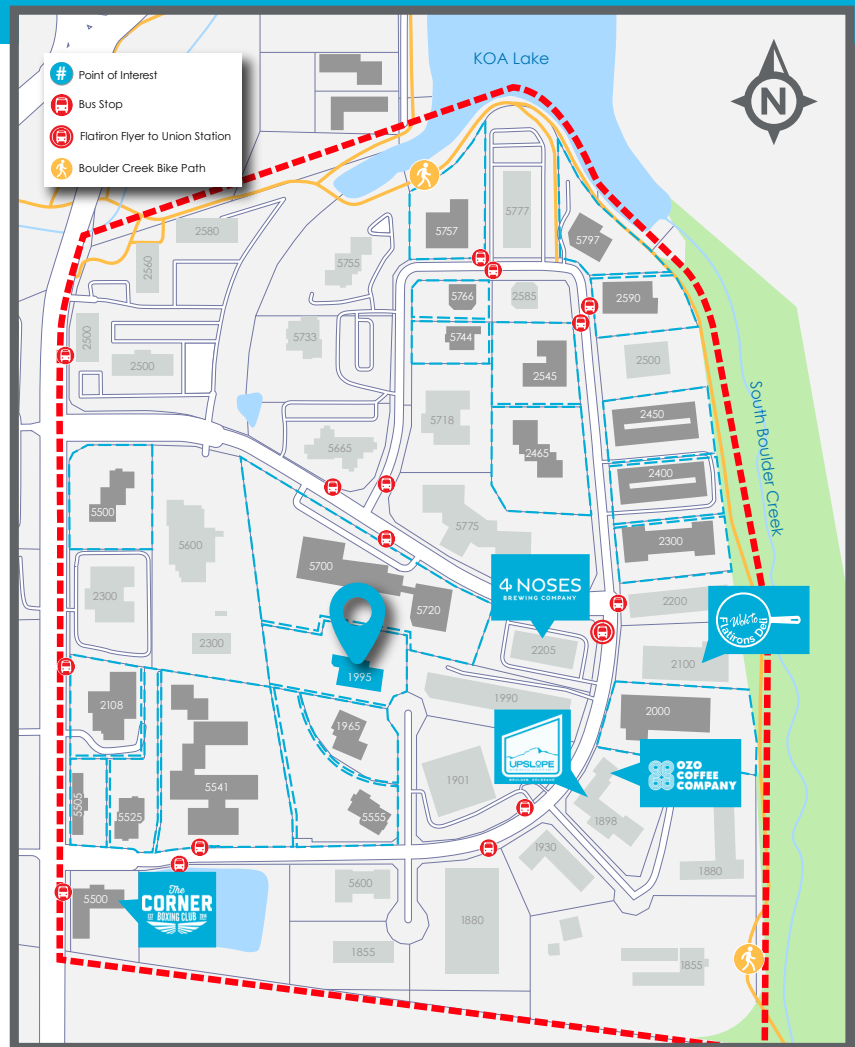
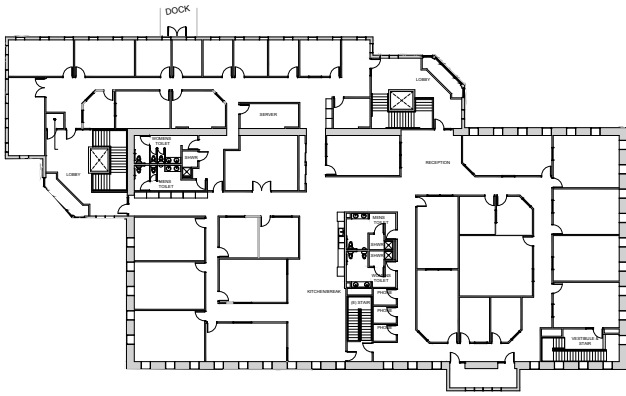


1995 NORTH 57TH COURT

BOULDER, COLORADO

OFFICE SPACE FOR LEASE

2ND FLOOR - 18,373± SF AVAILABLE



MAJOR TENANTS IN THE PARK

sovrn

SEATOSUMMIT

IMM

**KBI
BIOPHARMA**

POPSOCKETS



BOLDERBOULDER

ARC'TERYX

informa

**Chocolove
x o x o x**

PARK AMENITIES



**4 NOSES
BREWING COMPANY**

**OZO
COFFEE COMPANY**

**The
CORNER
EST. BOXING CLUB 1914**



For leasing information:

**Dean
Callan**
& COMPANY, INC.

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