1995 BOULDER COLORADO
NORTH 57TH COURT

FLAT IRON PARK

NORTH 57TH COURT

EXADEL

EMA - WEST ENTRANCE

23 BUILDING CAMPUS

1 MILLION SQUARE FEET

FLAT IRON PARK

Dean Callan & Company, Inc.

CRESCENT.

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
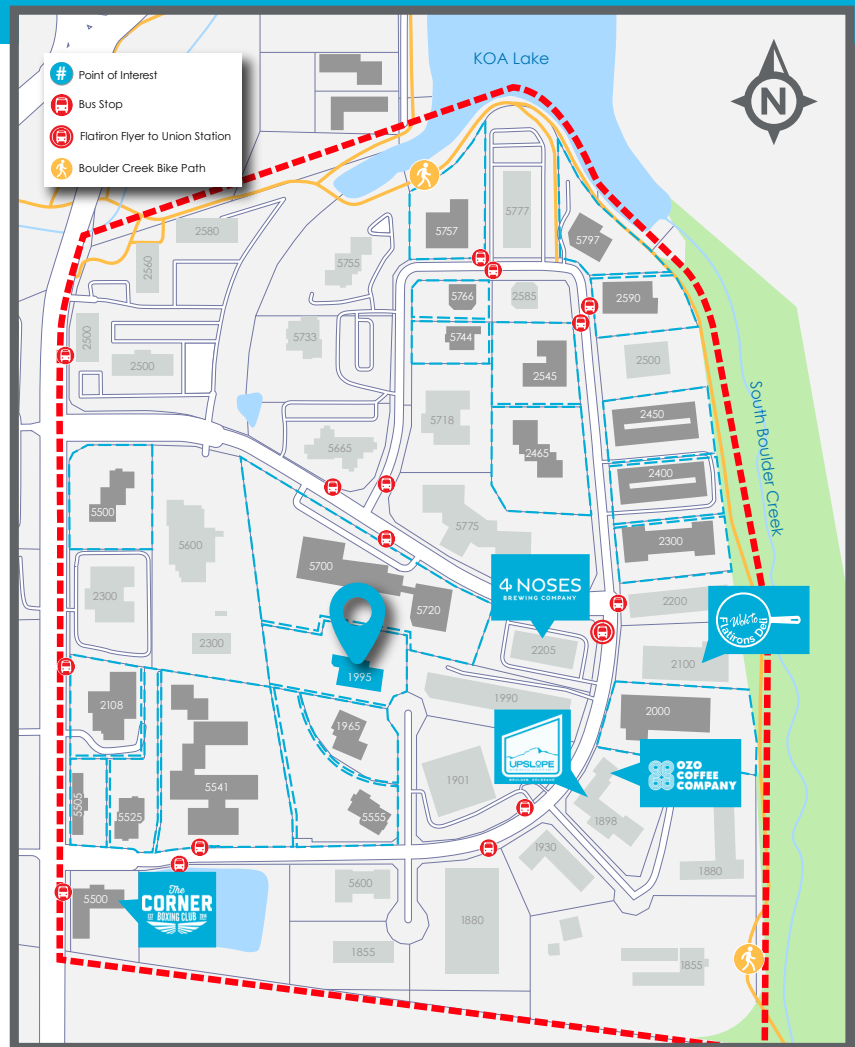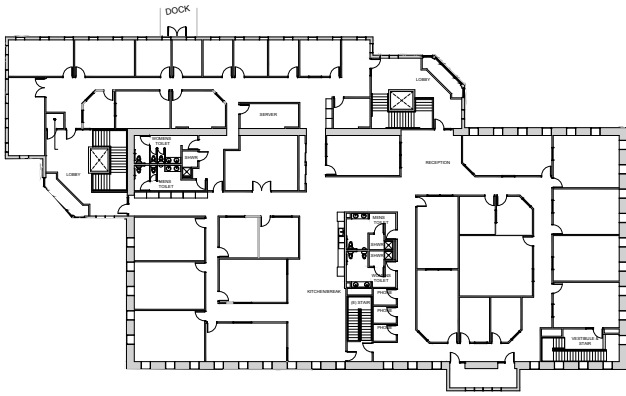
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BOULDER, COLORADO

OFFICE SPACE FOR LEASE

2ND FLOOR - 18,373± SF AVAILABLE

Map Legend

- **#** Point of Interest
- Bus Stop
- Flatiron Flyer to Union Station
- Boulder Creek Bike Path

MAJOR TENANTS IN THE PARK

sovrn

SEA TO SUMMIT

IMM

KBI BIOPHARMA

POPSOCKETS

BOLDER BOULDER

ARC'TERYX

informa

Chocolove x o x o x

PARK AMENITIES

UPSLOPE BREWING COMPANY · BOULDER, COLORADO

4 NOSES BREWING COMPANY

OZO COFFEE COMPANY

The CORNER BOXING CLUB EST 2014

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