



### Availability

**2555 55th St.**

Suite 100: 11,316 RSF

Suite 104: 10,201 RSF

Suite 250: 12,199 RSF

*Contiguous:* 33,716 RSF

**Lease Rate:** \$17.50 / RSF / NNN

**Expenses:** \$6.89 / RSF + utilities



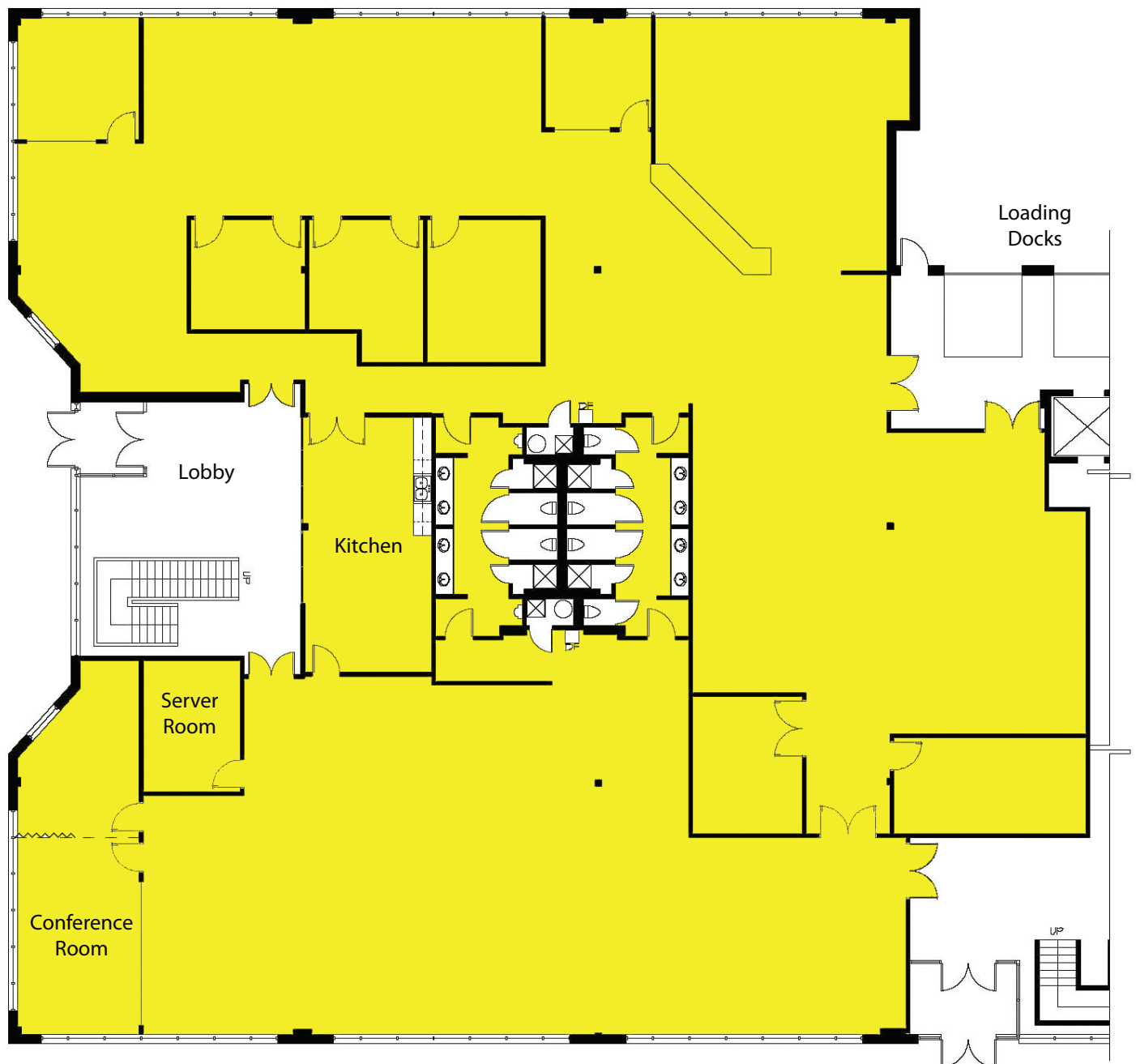
For More  
Information  
Please Contact

Dean Callan & Company, Inc.  
**Hunter Barto**  
303.449.1420 ext. 16  
hbarto@deancallan.com

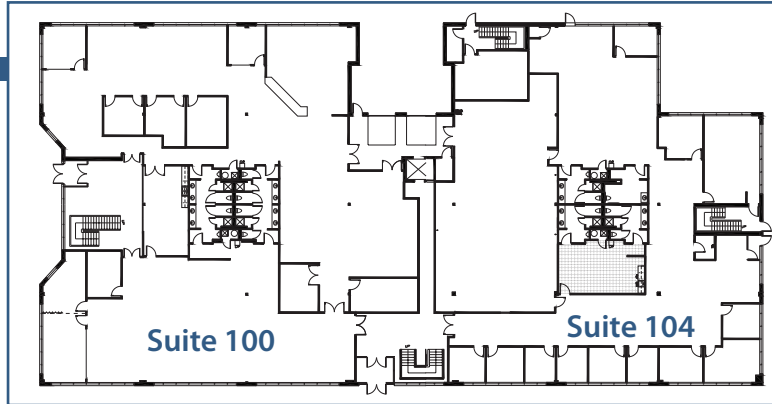
**Dryden Dunsmore**  
303.449.1420 ext. 19  
dryden@deancallan.com

### Property Features 2555 55th St

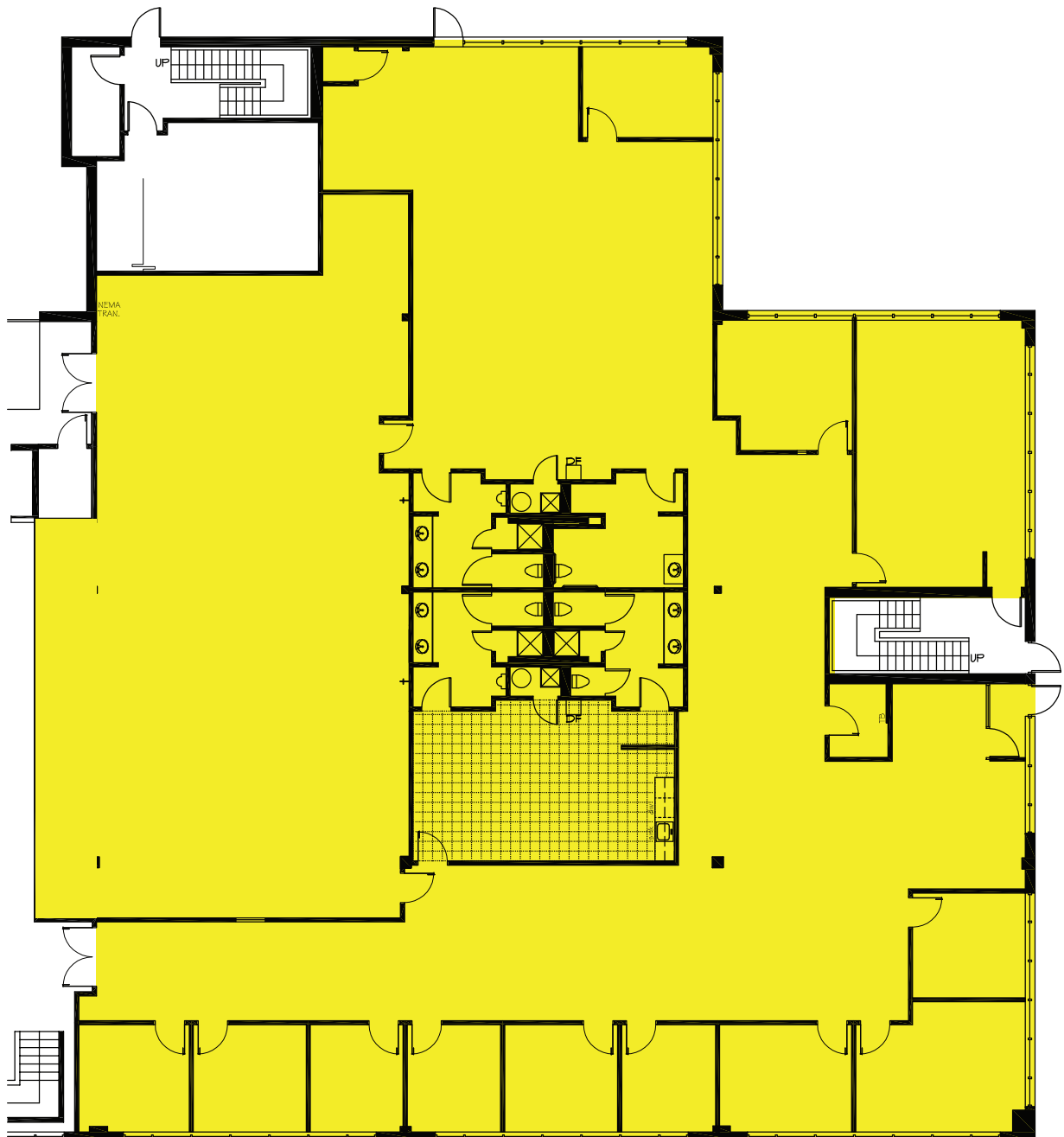
- Conveniently situated on the corner of 55th Street & Flatiron Parkway with great access and identity
- Four building office campus to accommodate flexibility and growth
- Dock-high loading capability with leveler
- Freight elevator for 2nd floor loading
- On-site showers with immediate access to running trails and Boulder Creek Path
- Combine Suite 100 with Suite 104 for 21,517 RSF



**Suite 100 - 11,316 RSF**

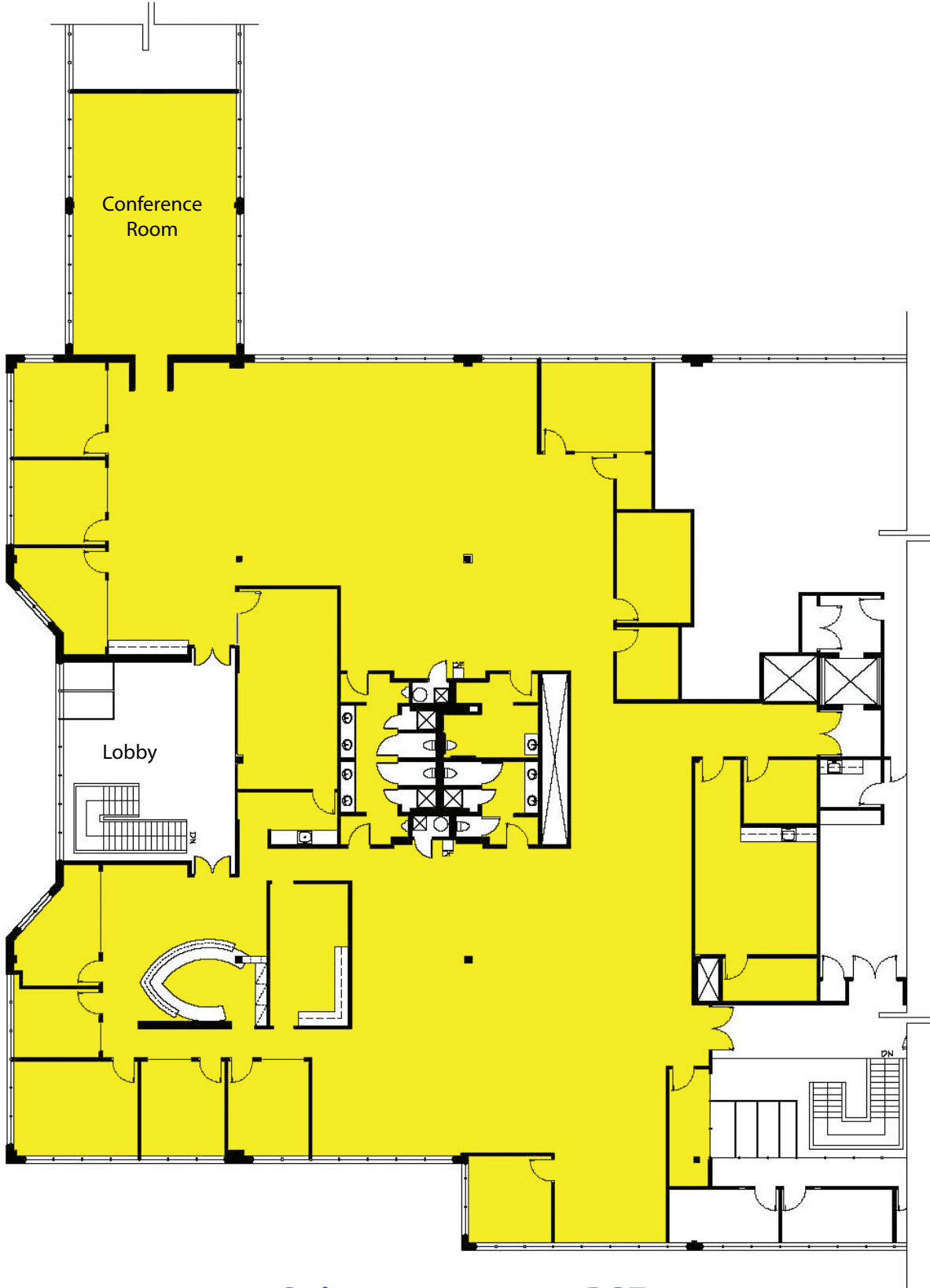


*Combine with Suite 100 for 21,517 RSF*



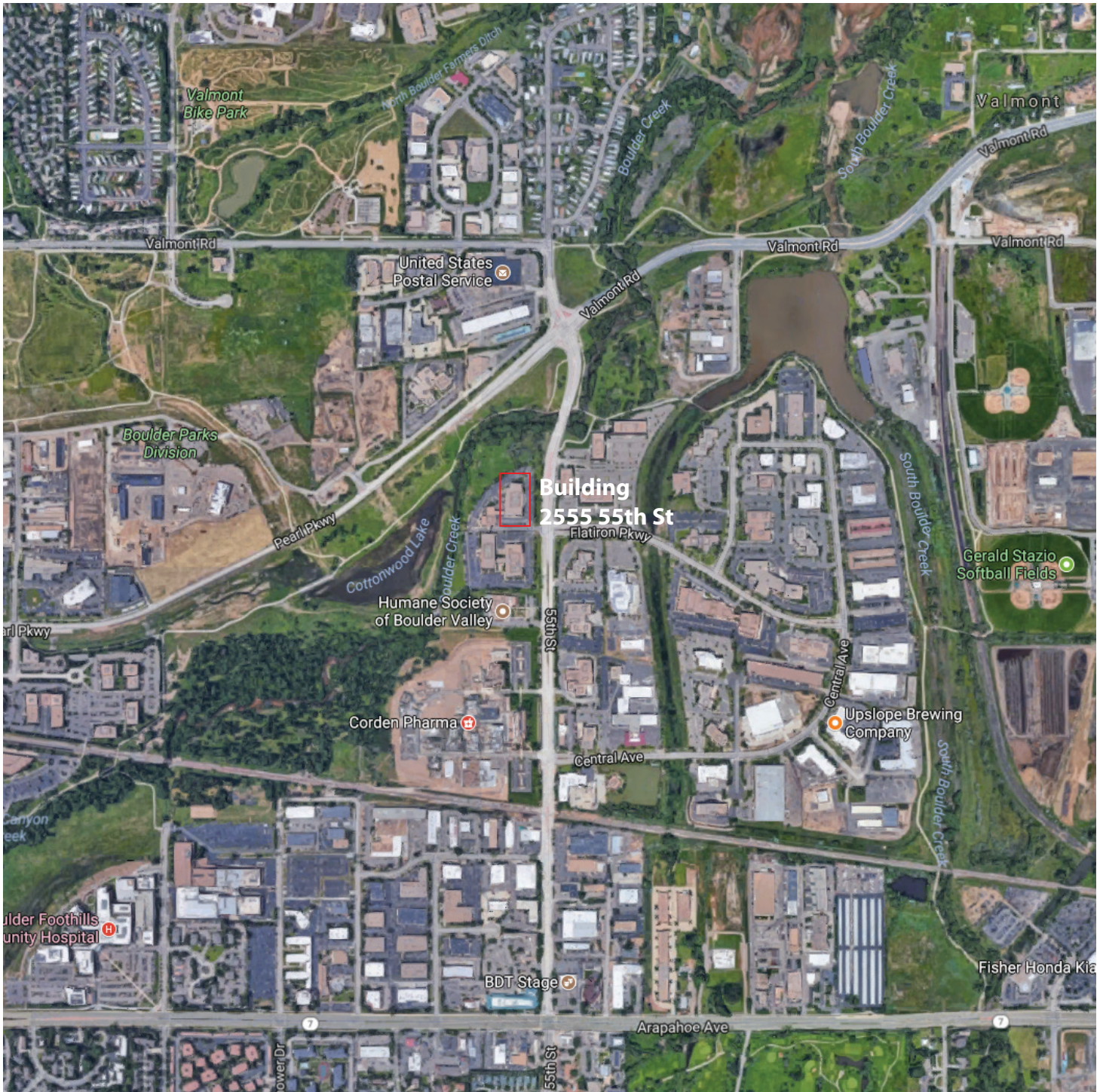
Suite 104 - 10,201 RSF

*Combine with Suite 100 and 104 for 33,716 RSF*



**Suite 250 - 12,199 RSF**





All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

For More  
Information  
Please Contact

Dean Callan & Company, Inc.  
**Hunter Barto**  
303.449.1420 ext. 16  
hbarto@deancallan.com

**Dryden Dunsmore**  
303.449.1420 ext. 19  
dryden@deancallan.com