

5555 BOULDER COLORADO CENTRAL AVENUE

2ND FLOOR

TAKE THE 
VIRTUAL

TOUR https://youtu.be/H_gqtvEB2Fs



23
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

OFFICE SPACE FOR LEASE

6,811 - 19,937± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$9.95/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

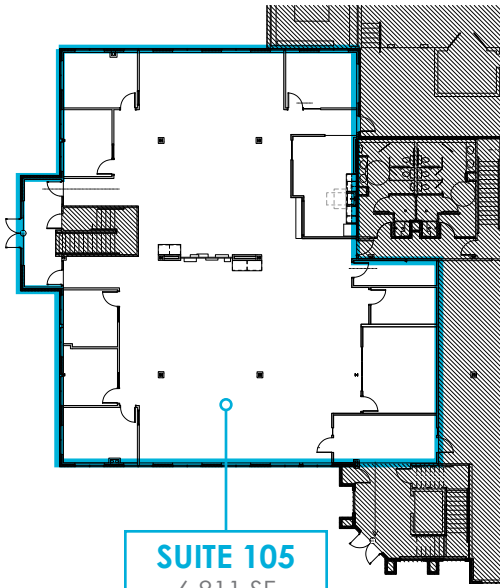
BUILDING SIZE	YEAR BUILT	PARKING RATIO	ZONING
26,240 SF	1997	2.93:1,000	IG

- T1, T3, Fiber available
- Power: 2800 amp, 120/208-volt, 3 phase, four wire
- Newly renovated 2nd floor
- Perimeter offices, open interior
- Great mountain views

PROPERTY HIGHLIGHTS

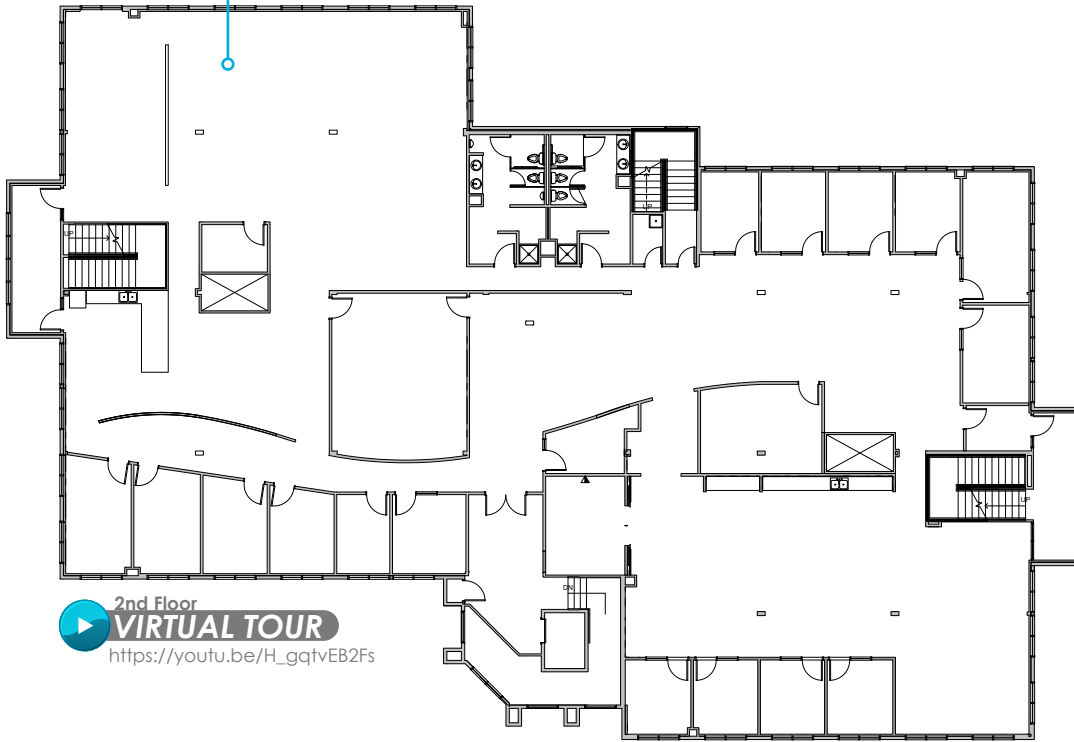
- Excellent access from US Hwy 36 and Hwy 119
- Boulder is a highly desired location with a diverse mix of national, regional and local companies
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

1ST FLOOR - SUITE 105 - 6,811± SF AVAILABLE



SUITE 105
6,811 SF

2ND FLOOR
13,126 SF



2nd Floor
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5555 CENTRAL AVENUE

BOULDER
COLORADO

OFFICE SPACE
FOR LEASE

For leasing information:

**Dean
Callan**
& COMPANY, INC.

1510 28th Street
Suite 200
Boulder, CO 80303
www.deancallan.com

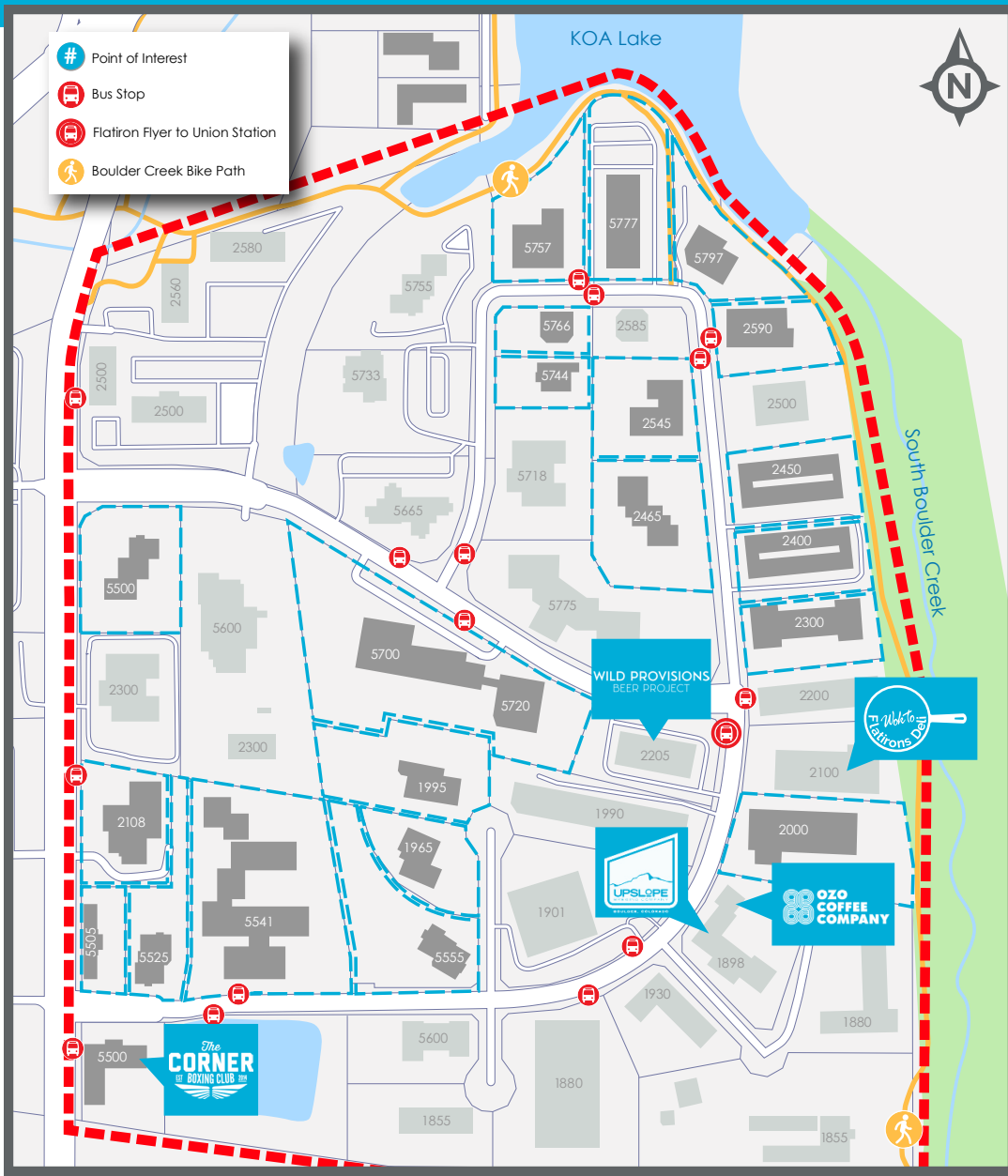
BECKY GAMBLE
303.945.2012
bgamble@deancallan.com

BEAU GAMBLE
303.945.2028
beaugamble@deancallan.com

HUNTER BARTO
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

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.



MAJOR TENANTS IN THE PARK

sovrn

POPSOCKETS

SEAT@SUMMIT

IMM

KBI
BIOPHARMA

informa

Chocolove
X O X O X

PARK AMENITIES



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