



www.deancallan.com

For leasing information:

Dean Callan
& COMPANY, INC.

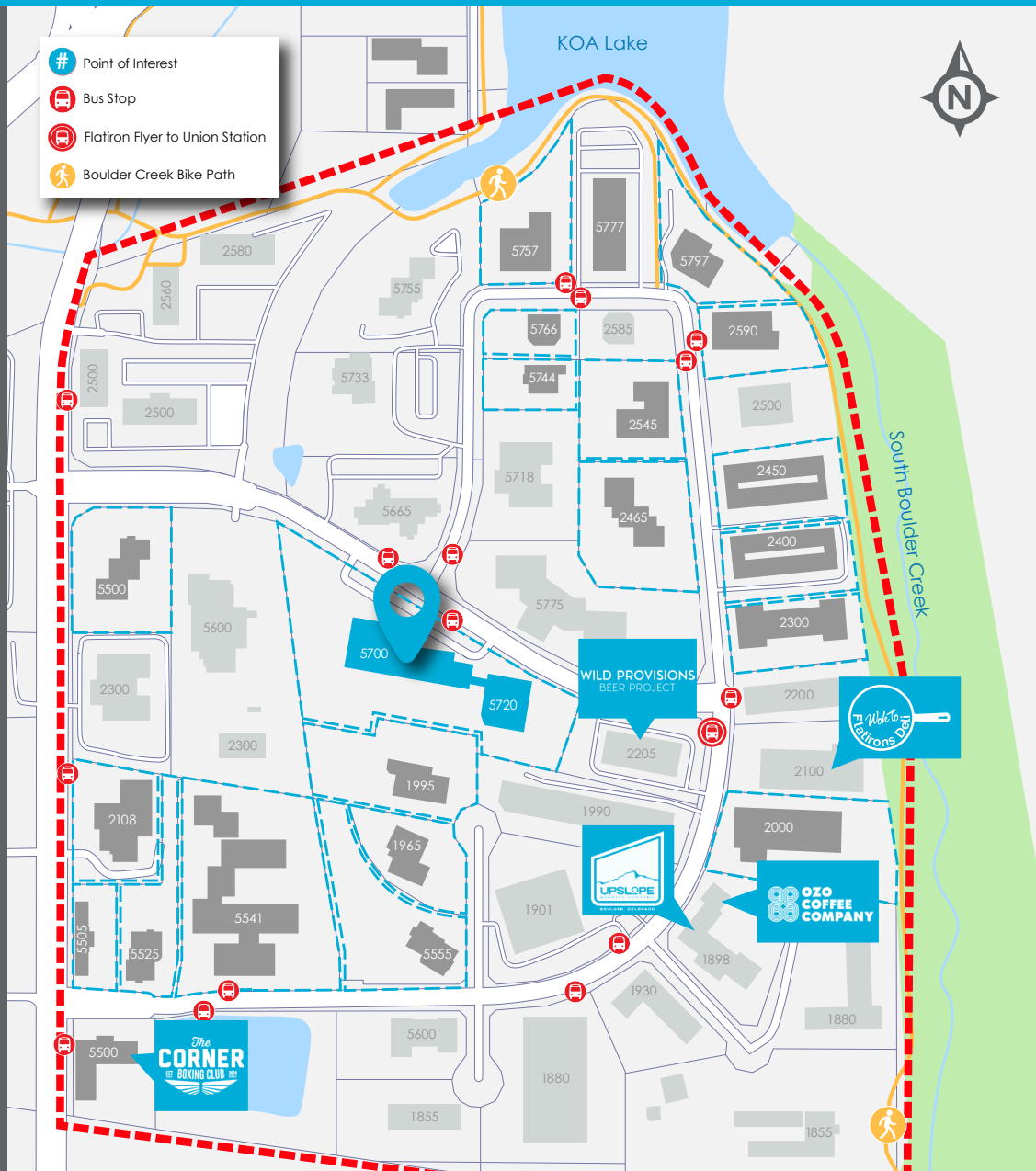
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www.deancallan.com

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bgamble@deancallan.com

BEAU GAMBLE
303.945.2028
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hbarto@deancallan.com

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com



MAJOR TENANTS IN THE PARK



PARK AMENITIES



5700 BOULDER COLORADO FLATIRON PARKWAY



OFFICE/FLEX/R&D/LAB SPACE FOR LEASE

58,364± SF Available - **LEASE RATE NEGOTIABLE**
Operating Expenses = \$9.26/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

BUILDING SIZE	YEAR BUILT	PARKING RATIO	ZONING
133,407 SF	1985	3.62:1,000	IG

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

23
**BUILDING
CAMPUS**
1 MILLION
**SQUARE
FEET**

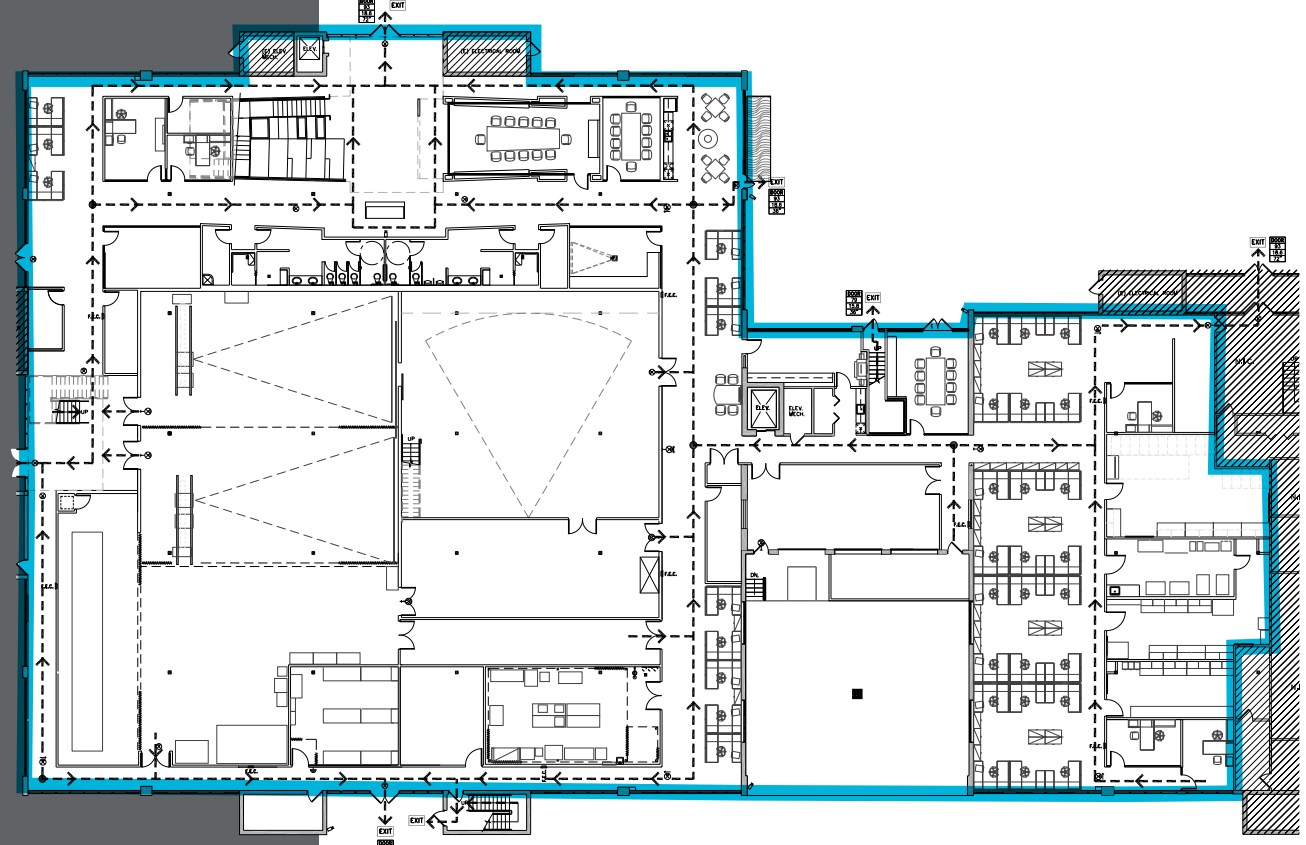
**FLAT
IRON
PARK**



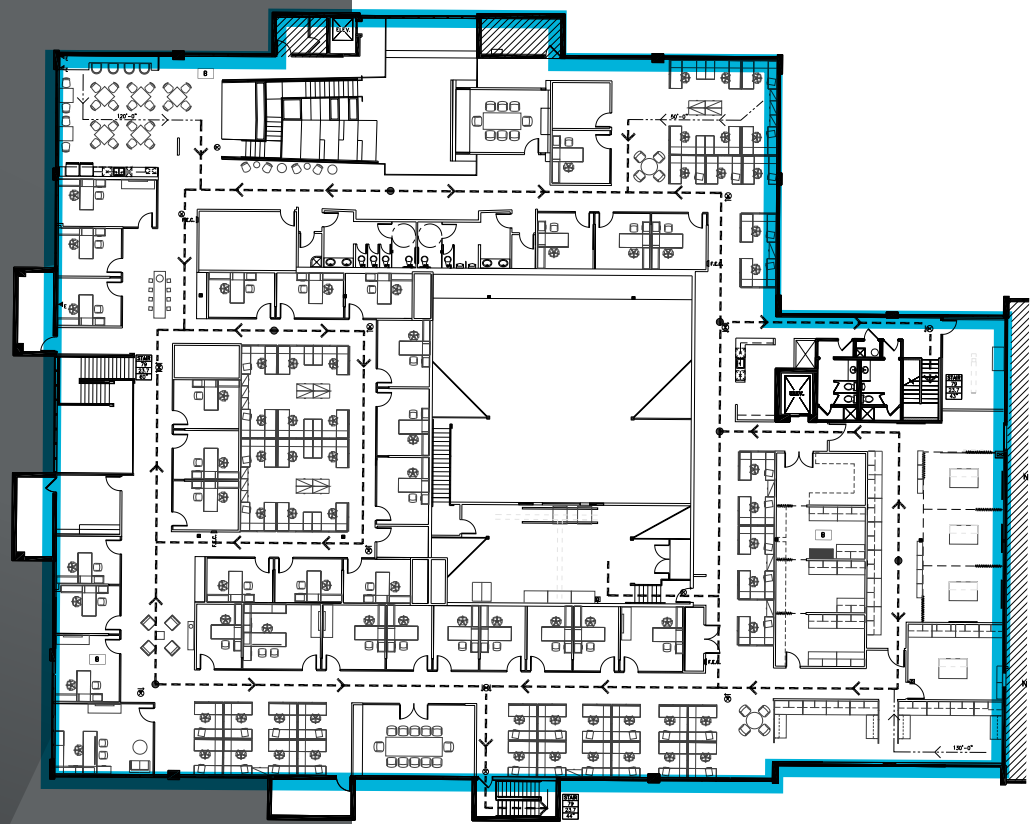
www.flatironpark.com



FIRST FLOOR



SECOND FLOOR



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.

INTERIOR FINISHES

