

5500 BOULDER COLORADO FLATIRON PARKWAY



23
BUILDING
CAMPUS
1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

OFFICE SPACE FOR LEASE

1,788± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$9.65/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
37,521 SF	4.40:1,000	I-D

- T1, T3 Comcast fiber available

PROPERTY HIGHLIGHTS

- Mountain views
- Great visibility from 55th Street and Flatiron Pkwy
- Building Signage Available
- 160 surface parking spaces
- 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

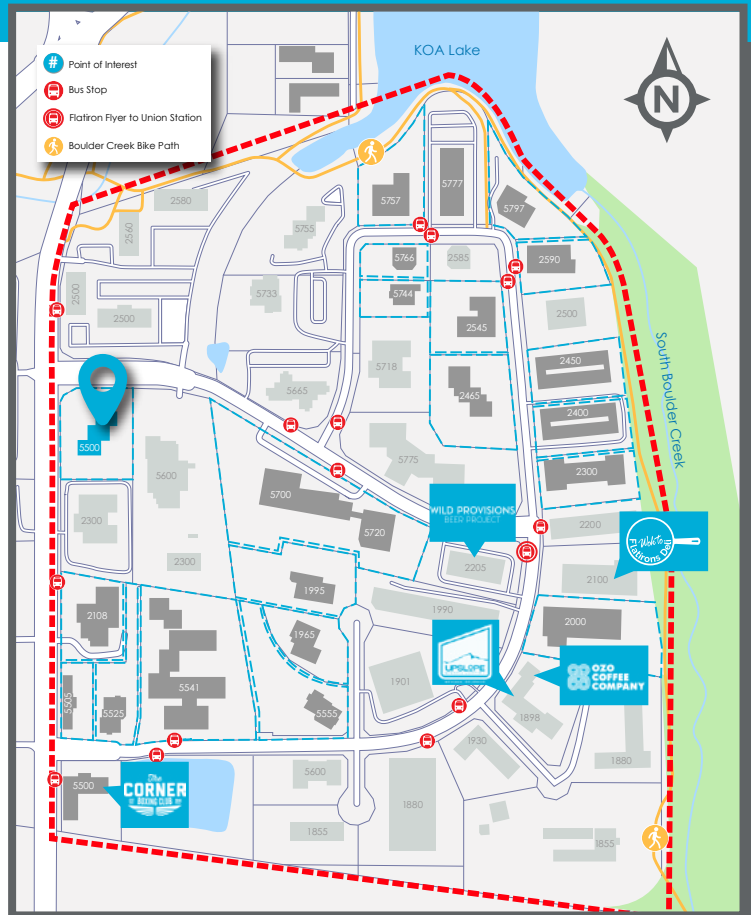
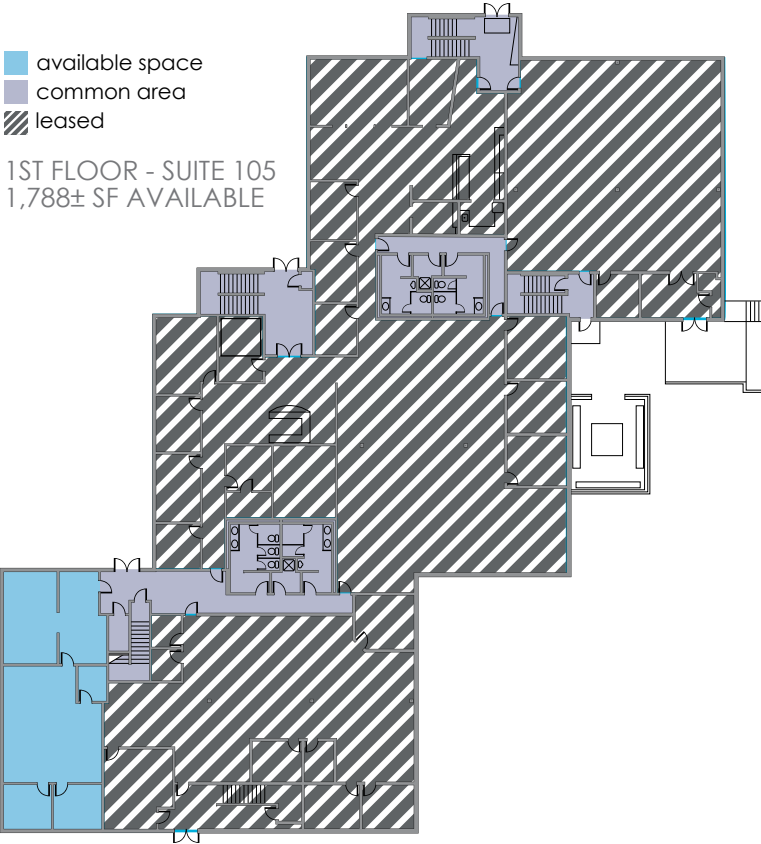
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BOULDER, COLORADO

OFFICE/FLEX/R&D SPACE FOR LEASE

- available space
- common area
- leased

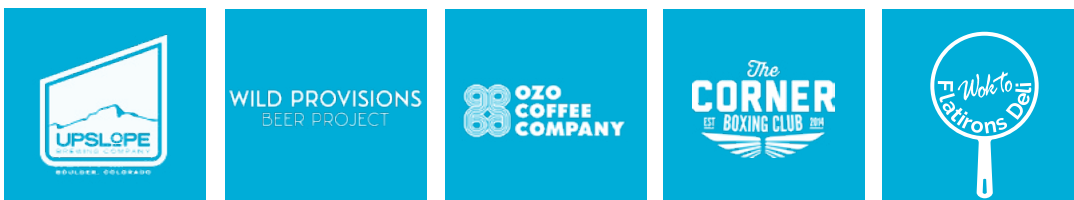
1ST FLOOR - SUITE 105
1,788± SF AVAILABLE



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

Dean Callan
& COMPANY, INC.

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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.