

5555 CENTRAL

BOULDER, CO

Building Size: 26,668 SF

Parking Ratio: 3.22 : 1,000

Floor-to-Floor: 13' 6"

Fiber Providers: Lumen Fiber Available

Zoning: IG

Year of Renovation: Completion 1Q24

FLATIRON PARK HIGHLIGHTS

Part of the **Flatiron Park**, a 23 building and 1 million square feet campus

Immediate access to
South Boulder Creek Trail

Excellent access from Hwy 36 and Hwy 119

Breweries, cafes, and restaurants on
campus



5555 CENTRAL

BOULDER, CO

AVAILABILITY

1st Floor

Suite 100

50% Lab / 50% Office
6,177 RSF

Suite 110

50% Lab / 50% Office
6,298 RSF

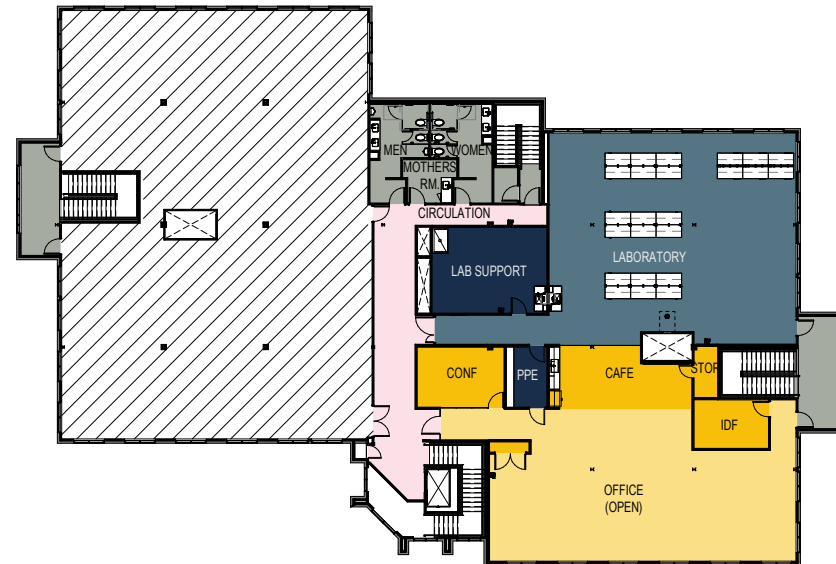
2nd Floor

Suite 210

50% Lab / 50% Office
7,285 RSF



Suite 110



ERIK ABRAHAMSON
720 315 4517
erik.abrahamson@cbre.com

LESLIE DE HAAS
303 824 4724
leslie.dehaas@cbre.com

A  BioMed Realty property

CBRE

BUILDING SPECS

DESIGN & CONSTRUCTION SPECS

Type of Construction
II-B

ROOF

New in 2023
90 Mil EPDM, Cover Board, Rigid Insulation, Metal Deck

ELEVATORS

1

FIRE LIFE SAFETY

FLS System - Yes
Sprinklered - Yes

ELECTRICAL

Amps - 2000
Volts - 208/120
Back-up Power - 5 W/sf (inclusive of LEFs)

SECURITY

Keycard access control

UTILITIES

Power
35 W/sf lab normal power, 10 W/sf Office space normal power

Gas

Yes, 2 psi Natural Gas Service

Water / Sewer

New 2-1/2" water service, existing 4" SAN service

MECHANICAL SYSTEMS

Air Handling System

Lab support rooms are 100% OSA, open labs are 1 CFM/SF

Exhaust Fans

Building N+1 LEF system supported by optional standby power

Humidifier

Dehumidification setpoint from DOAS to 50-55% rH

Temperature Controls

T-stats and new BMS system

LAB PLUMBING SYSTEMS & EQUIPMENT

Domestic Hot Water System

Each tenant has 20 gallon water heater for lab/ café sinks and emergency eyewashes. Lab sinks are provided with vacuum breakers.

Industrial Hot Water System

Each tenant has 120 gallon water heater for Tepid water to emergency shower

Natural Gas

Service to building, but none in labs

FIBER PROVIDERS

Comcast

ITEMS OF NOTE

Percentage of Lab

50% Lab / 50% Office

Sinks

2 per lab (6 total)

Casework

(24) 5ft. Benches/Lab with capacity to add 12 more

Fume Hoods

1 Per Lab (6 Total)

Loading Dock

Yes

AMENITIES

Mothers Room, Wellness Room, Solar, Break Room (cafe)

ERIK ABRAHAMSON

720 315 4517
erik.abrahamson@cbre.com









LESLIE DE HAAS

303 824 4724
leslie.dehaas@cbre.com

A  BioMed Realty property

CBRE

WHAT MAKES BIOMED REALTY LAB SPEC SUITES UNIQUE

 <p>FASTER TIME-TO-MARKET</p>	 <p>CAPITAL SAVINGS</p>	 <p>FLEXIBILITY & SCALABILITY</p>	 <p>SPECIALIZED & PURPOSE-BUILT</p>	 <p>TOP-TIER MARKETS</p>	 <p>WORLD-CLASS QUALITY</p>	 <p>ACCESS TO CAPITAL</p>	 <p>THE BIOMED REALTY DIFFERENCE</p>
<p>Our casework ready lab suites create a launchpad for our tenants, allowing them to conduct research effectively and efficiently, from day one.</p>	<p>We offer our tenants optimal pricing structures to increase their capital efficiency, enabling them to better allocate their resources towards their bottom line.</p>	<p>Our offering provides tenants with flexible layouts and frictionless upscaling opportunities across BioMed's entire portfolio — 16+ million square feet in leading innovation markets in the US and UK.</p>	<p>Our spaces are not just lab-capable, but lab-specialized — casework ready and purpose-built down to the detailed industry requirements for plumbing, power, ventilation and more.</p>	<p>Occupancy at one of our properties positions you in the top-tier markets and submarkets of the US and UK. You will be immersed into the life science community, working alongside the best of the best in the industry.</p>	<p>Our lab suites are embedded within BioMed's Class A properties, giving companies of all sizes the advantages of world-class infrastructure and amenities, purpose-built, for the biotech industry's biggest names.</p>	<p>As a Blackstone portfolio company, BioMed Realty offers access to the life sciences investment arm, putting tenants in front of capital investors.</p>	<p>We have a proven track record of delivering ready-to-go lab suites, supported by our vertically integrated platform comprised of everything from leasing and development to property management and facilities.</p>

TECH SPECS

ARCHITECTURAL

Building Common Areas: All new finishes with a featured lobby and central corridor design.

Office Suites: Modern interior layout with large open office floor plan, central café/break room with appliances, and a hybrid work conference room. All interiors finished with high-end Class A finishes, large natural daylighting windows with roller shades and new LED lighting. Office also includes storage and a new IDF room with separate demark.

Laboratories: All new construction with natural daylight, resilient flooring, smooth epoxy finished walls, anti-bacterial/mold/mildew ceiling tiles, and new direct/indirect linear LED lights throughout the lab. Each lab has dedicated lab support room and a designated PPE changing room.

Laboratory Casework: Painted steel lab benches with adjustable legs, shelving, magnetic task lights, multiple integrated power receptacles, and data ports at each station, and stools. Overhead service panels for current and future expansion. Each panel set up to serve 6 benches with power and data connections.

PLUMBING

Domestic Cold and Hot Water System: Upsized potable domestic water service line with hot water and circulation supplied from tenant space water heaters. A tempered water system will supply and recirculate water from tenant space water heater(s) to the safety showers and eyewashes.

Natural Gas Supply Systems: Upgraded meter and natural gas distribution system to support lab loads.

Laboratory Plumbing Systems: New non-potable system to feed hot and cold water at lab sinks. Lab waste will be merged with non-lab waste at point-of-use neutralization stations with sampling ports. New sanitary piping throughout the office and laboratories spaces. New lab sinks with lab hot water and lab cold water to faucets with vacuum breaker and drying rack, mounted on 5' base cabinets. Emergency shower and eye wash stations served via new tepid water system.

HVAC SYSTEMS

Lab Supply Air and Exhaust: A new Dedicated Outside Air System (DOAS) will provide 6 air changes per hour of outside air in the laboratories.

Fume Hoods: New painted steel and base with flammable liquid and vented acid storage cabinets, countertop, integral power receptables, horizontal combo sash, powder coated metal shrouds, and integral air monitor.

ELECTRICAL

Office and Laboratory Lighting: New LED lighting and power distribution throughout the premises.

Power: Power provided at 25 watts per square foot for lab HVAC equipment and 8 watts per square foot / lab usable square footage for tenant lab equipment and benching power.

Emergency Stand-By Power: New standby generator to provide 5 watts per square foot / lab usable square footage of standby power.

FIRE PROTECTION

The premises are protected with an NFPA 13 sprinkler system and is designed to comply with NFPA-45 for flammable, health, and safety. Maximum Allowable Quantities (MAQ) for the handling of storage, open-use, and closed-use of materials posing a physical hazard limited by the International Building Code and NFPA.

SECURITY

Access control and card readers provided at all building points of entry and each tenant suite main entry from the common spaces.

Laboratory and office doors are planned for future access control with rough-in paths and junction boxes for power and data connections as needed.

CAMPUS PLAN



ERIK ABRAHAMSON
720 315 4517
erik.abrahamson@cbre.com

LESLIE DE HAAS
303 824 4724
leslie.dehaas@cbre.com

A  BioMed Realty property

CBRE