

Dean Callan

& COMPANY, INC.



1700 BOULDER
55TH COLORADO
STREET

**FLEX/INDUSTRIAL/LAB
 SPACE FOR LEASE**

AVAILABILITY

SUITE E (2ND FLOOR)	2,141 RSF
LEASE RATE	\$12.00 / RSF / NNN
EXPENSES	\$6.00 / RSF
MOVE IN	OCTOBER 1, 2020

PROPERTY HIGHLIGHTS

Flex/Industrial/Lab space with the perfect mix of office and open warehouse. Includes overhead grade-level garage door

Excellent access from US Hwy 36 and Hwy 119

Plenty of outdoor space including parks and trails within walking distance of Flatiron Park



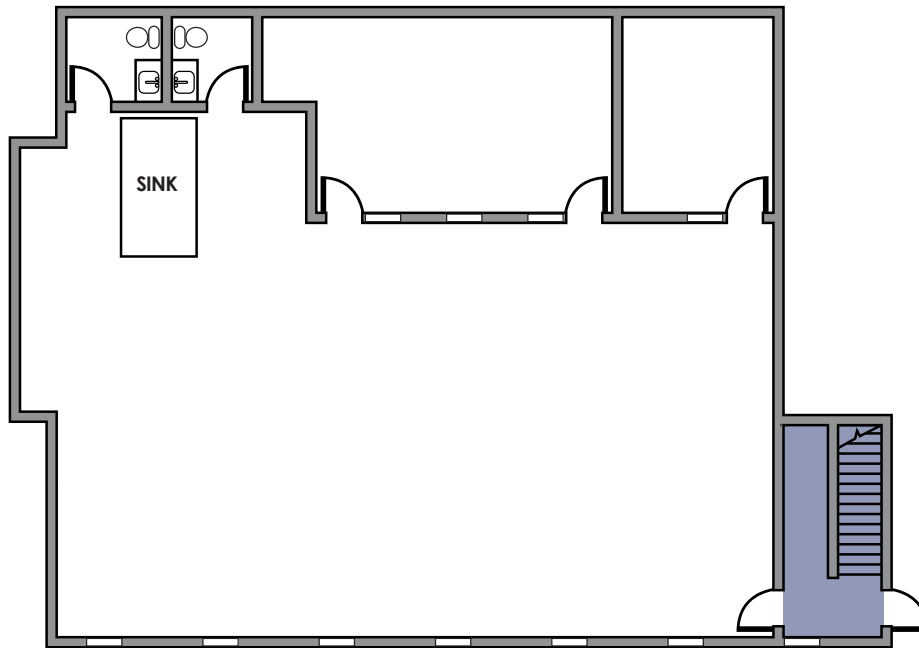
FOR MORE INFORMATION CONTACT:

BEAU GAMBLE
 303.945.2028
 beaugamble@deancallan.com

KEVIN NELSON
 720.464.3950
 knelson@deancallan.com

LEVEL 2: SUITE E - 2,141± SF AVAILABLE

common area 



1700 55TH STREET

BOULDER, COLORADO

BUILDING SIZE
20,000 SF 

YEAR BUILT
1973 



www.deancallan.com/property/boulder/1700-55th-street

MAJOR TENANTS IN THE PARK

SOVRN

SEATOSUMMIT

IMM

**KBI
BIOPHARMA**

POPSOCKETS



informa

**Chocolove
X O X O X**

BOLDERBOULDER

ARC'TERYX

PARK AMENITIES



**WILD PROVISIONS
BEER PROJECT**

**OZO
COFFEE
COMPANY**

**The
CORNER
BOXING CLUB**



FOR LEASING INFORMATION:

**Dean
Callan**
& COMPANY, INC.

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

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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.