

Dean Callan

& COMPANY, INC.



1700 BOULDER
COLORADO
**55TH
STREET**

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

AVAILABILITY

SUITE B (1ST FLOOR)	2,050 RSF
SUITE E (2ND FLOOR)	2,141 RSF
COMBINED	4,191 RSF
LEASE RATE	\$12.00 / RSF / NNN
EXPENSES	\$6.00 / RSF
MOVE IN	JUNE 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

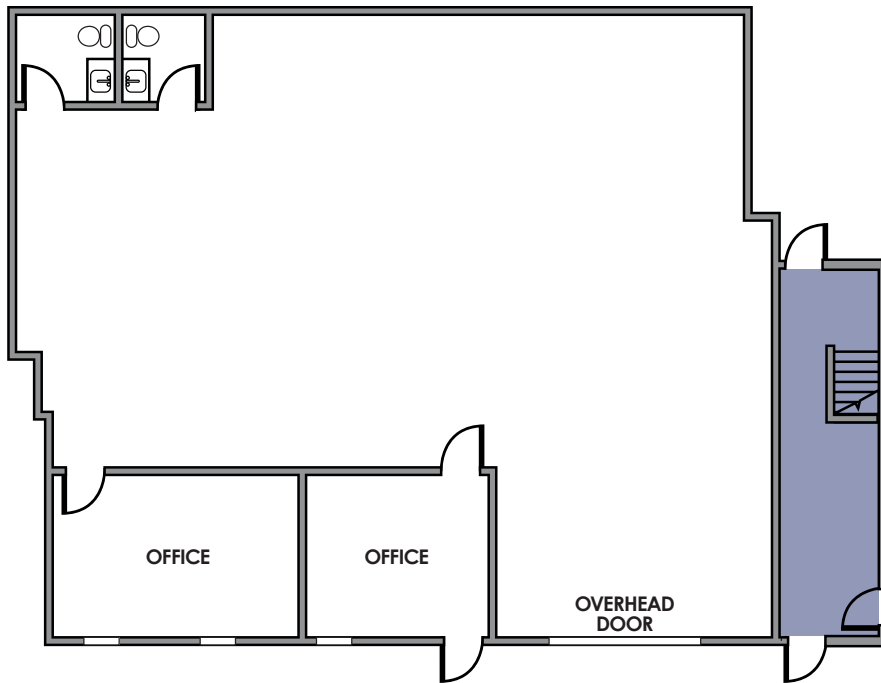


FOR MORE INFORMATION CONTACT:

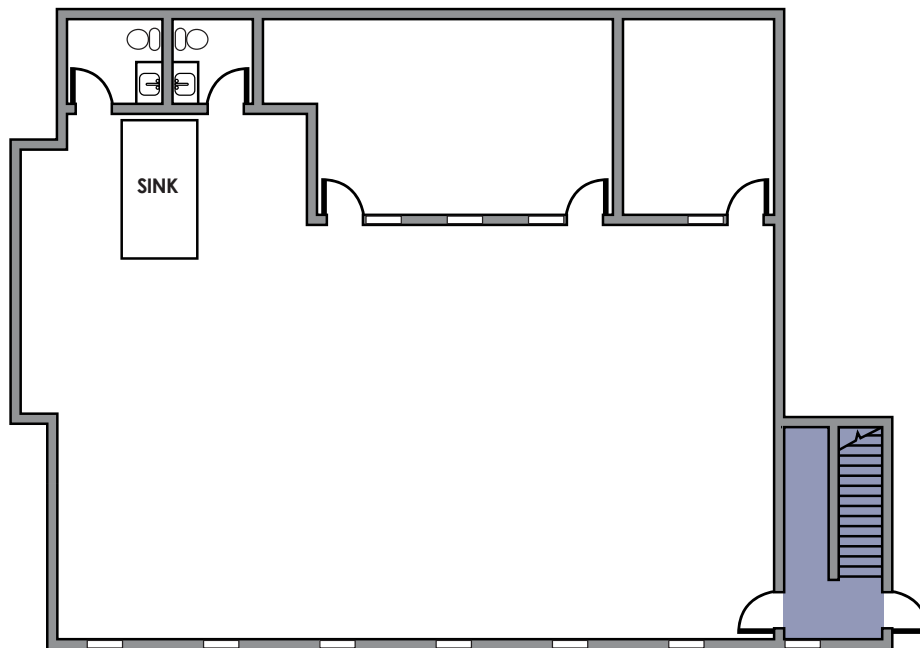
BEAU GAMBLE
303.945.2028
beaugamble@deancallan.com

KEVIN NELSON
720.464.3950
knelson@deancallan.com

LEVEL 1: SUITE B - 2,050± SF AVAILABLE



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



common area ■

**1700
55TH
STREET**

BOULDER, COLORADO

BUILDING SIZE
20,000 SF

YEAR BUILT
1973

FOR LEASING INFORMATION:

**Dean
Callan**
& COMPANY, INC.

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

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