

2108 BOULDER
COLORADO
55TH STREET



23
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

OFFICE SPACE FOR LEASE

3,534 - 9,033± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$8.93/SF excluding utilities and janitorial (Est. 2021)

BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
41,068 SF	2.53:1,000	IG

- Great Western Views
- T1, T3, CenturyLink Fiber available
- The suites have open floor plans with perimeter offices, conference rooms, and kitchenettes.

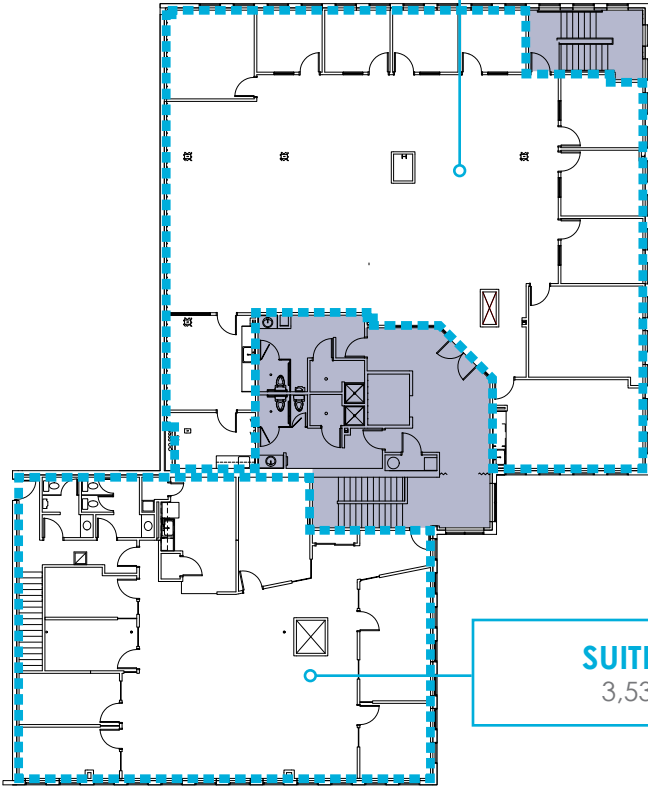
PROPERTY HIGHLIGHTS

- Excellent access from US Hwy 36 and Hwy 119
- Convenient location just north of Arapahoe Ave. & south of Pearl St.
- 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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SUITE 200
5,499 SF



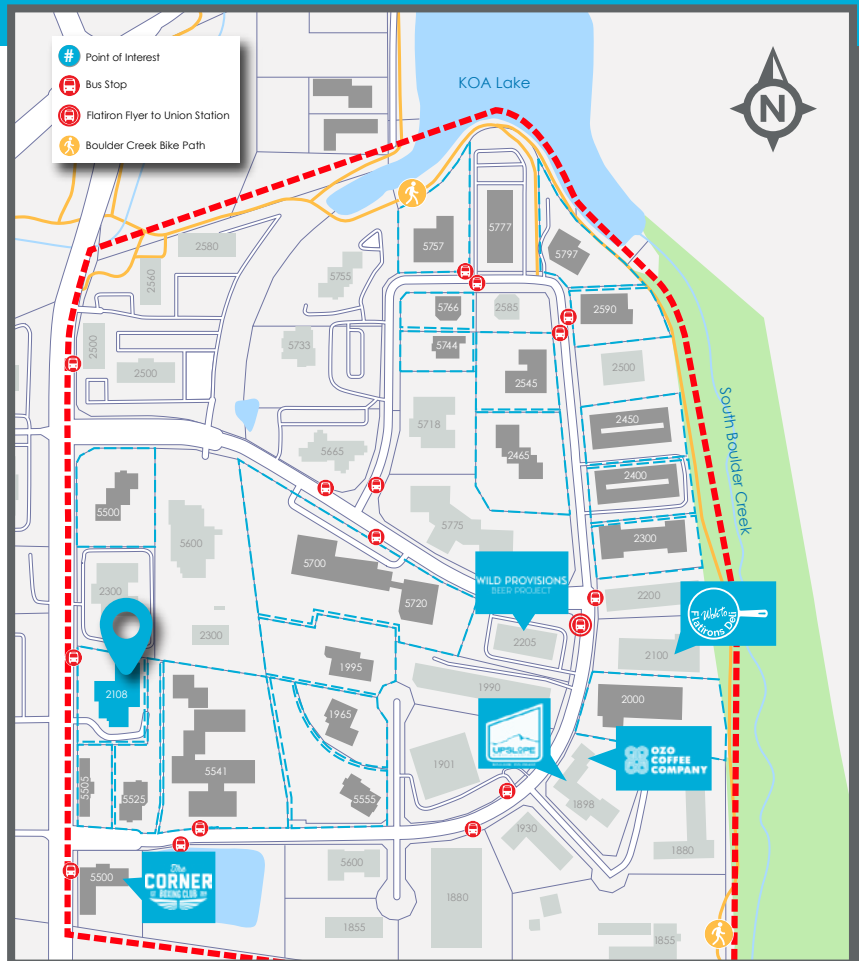
SUITE 220
3,534 SF

common area leased

MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

**Dean
Callan**
& COMPANY, INC.

1510 28th Street
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