

2108 BOULDER, CO  
80301  
55TH STREET



23  
BUILDING  
CAMPUS

1 MILLION  
SQUARE  
FEET

FLAT  
IRON  
PARK



[www.flatironpark.com](http://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

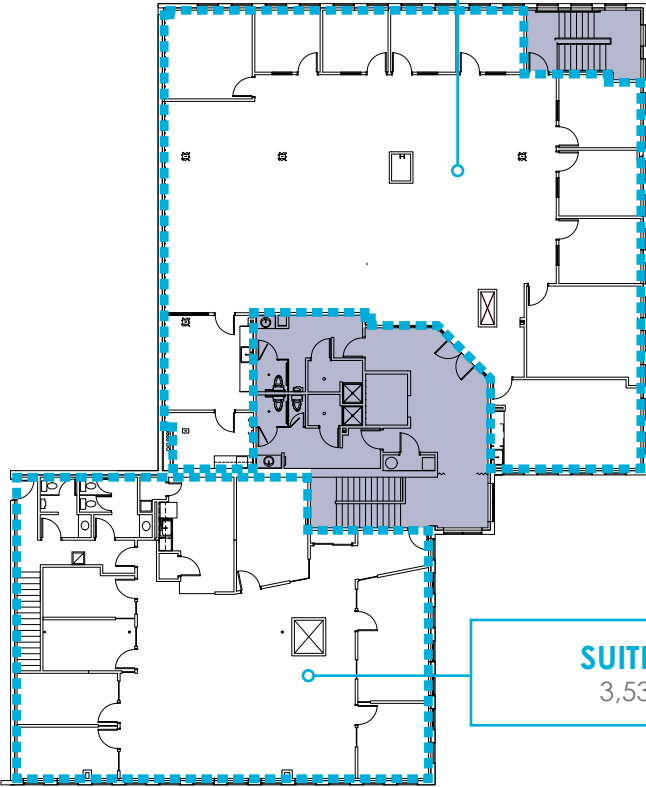
Dean  
Callan  
& COMPANY, INC.

CBRE

# 2108 55TH STREET

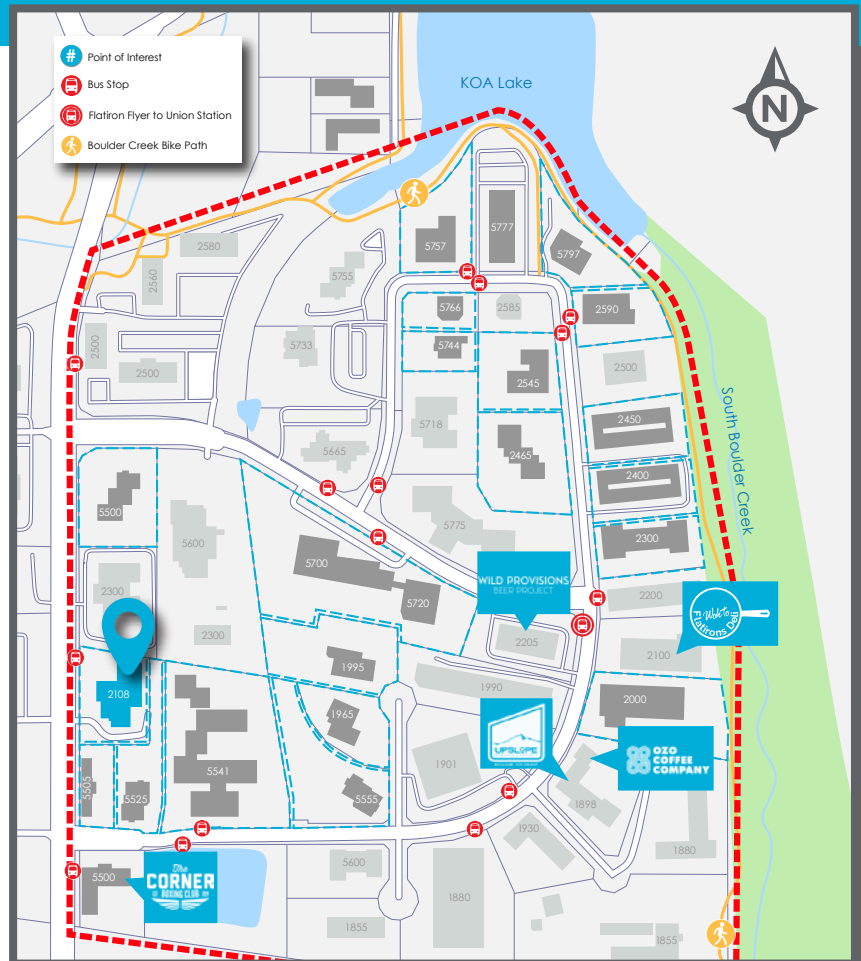
BOULDER, CO  
80301

**SUITE 200**  
5,499 SF



**SUITE 220**  
3,534 SF

common area leased



## MAJOR TENANTS IN THE PARK



## PARK AMENITIES



## Dean Callan & COMPANY, INC.

1510 28th Street, Suite 200  
Boulder, CO 80303  
[www.deancallan.com](http://www.deancallan.com)

**BECKY GAMBLE**  
303.945.2012  
[bgamble@deancallan.com](mailto:bgamble@deancallan.com)

**BEAU GAMBLE**  
303.945.2028  
[beaugamble@deancallan.com](mailto:beaugamble@deancallan.com)

**HUNTER BARTO**  
303.945.2016  
[hbarto@deancallan.com](mailto:hbarto@deancallan.com)

**DRYDEN DUNSMORE**  
303.945.2019  
[dryden@deancallan.com](mailto:dryden@deancallan.com)

## CBRE

1805 11th Street, Suite A  
Boulder, CO 80302  
[www.cbre.com](http://www.cbre.com)

**ERIK ABRAHAMSON**  
303.264.1900  
[erik.abrahamson@cbre.com](mailto:erik.abrahamson@cbre.com)

**SARAH-JOAN ROTHOLZ**  
303.264.1920  
[sarahjoan.rotholz@cbre.com](mailto:sarahjoan.rotholz@cbre.com)

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.