

5500 BOULDER COLORADO FLATIRON PARKWAY



23
BUILDING
CAMPUS
1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

OFFICE SPACE FOR LEASE

1,788± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$9.65/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

| BUILDING SIZE | PARKING RATIO | ZONING |
|---------------|---------------|--------|
| 37,521 SF | 4.40:1,000 | I-D |

- T1, T3 Comcast fiber available

PROPERTY HIGHLIGHTS

- Mountain views
- Great visibility from 55th Street and Flatiron Pkwy
- Building Signage Available
- 160 surface parking spaces
- Excellent access from US Hwy 36 and Hwy 119
- 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

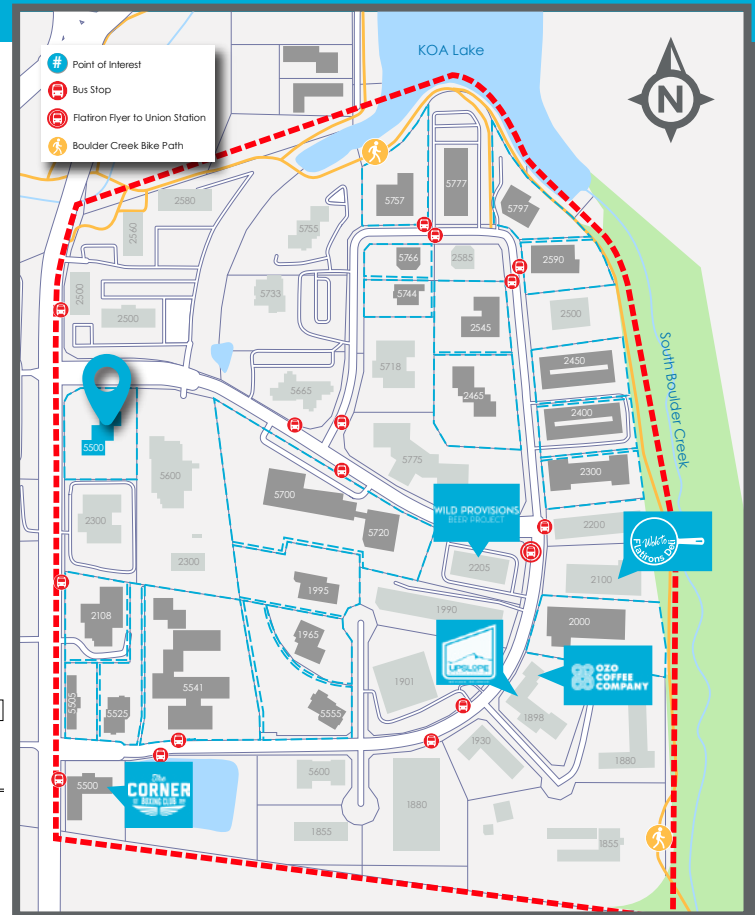
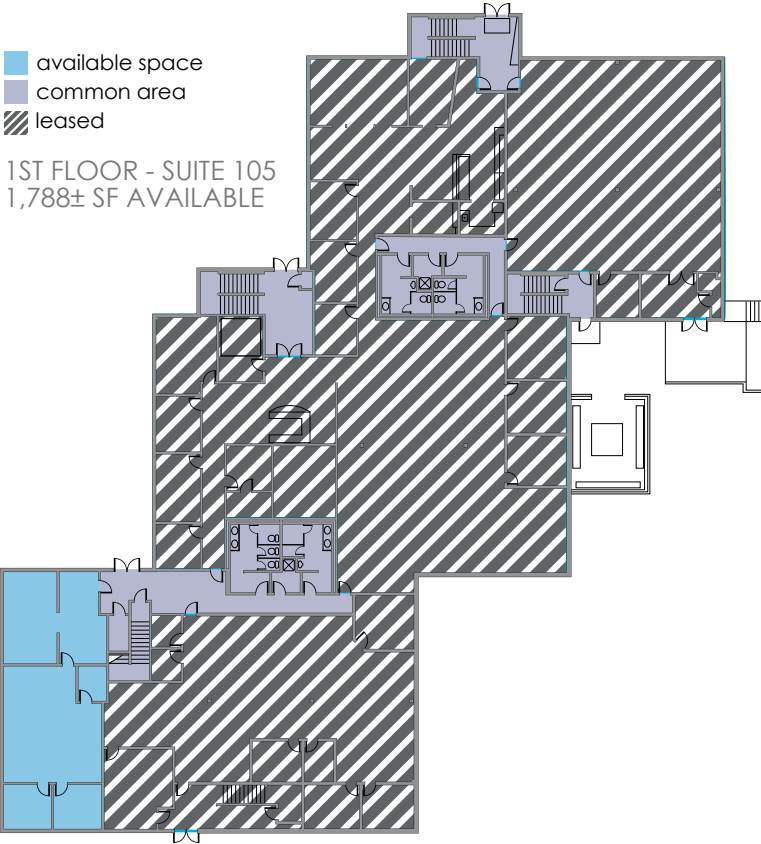
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BOULDER, COLORADO

OFFICE/FLEX/R&D SPACE FOR LEASE

- available space
- common area
- leased

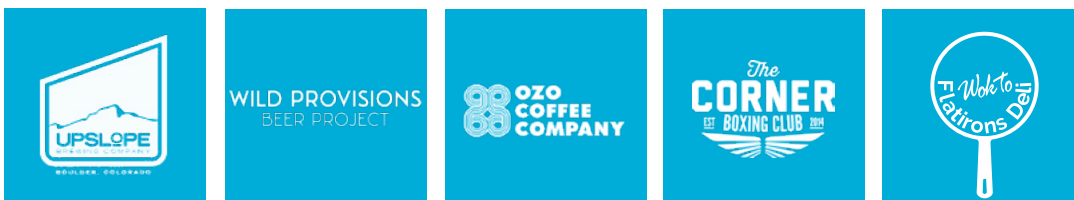
1ST FLOOR - SUITE 105
1,788± SF AVAILABLE



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

Dean Callan
& COMPANY, INC.

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