

FLAT
IRON
PARK

5505 CENTRAL AVENUE

Boulder, Colorado



22
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

For leasing information:



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Creative Office Space For Lease

56,000± SF Available at \$28.00/SF NNN; divisible to 28,000± SF

BUILDING HIGHLIGHTS

Building Size: 56,000 SF
Zoning: IG
Loading: 2 dock-high doors
Parking Ratio: 2.4:1,000
T1, T3 Comcast Fiber available

PROPERTY HIGHLIGHTS

- **Brand New Construction Delivering in August 2019**
- Building Signage Available
- 70 Subterranean 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

FLAT IRON PARK

5505 CENTRAL AVENUE

Boulder, Colorado

Creative Office Space For Lease

56,000± SF Available at \$28.00/SF NNN

Creative Office Space
56,000± RSF
2-Stories



Breaking Ground August 2018
Delivering August 2019

PARK AMENITIES:



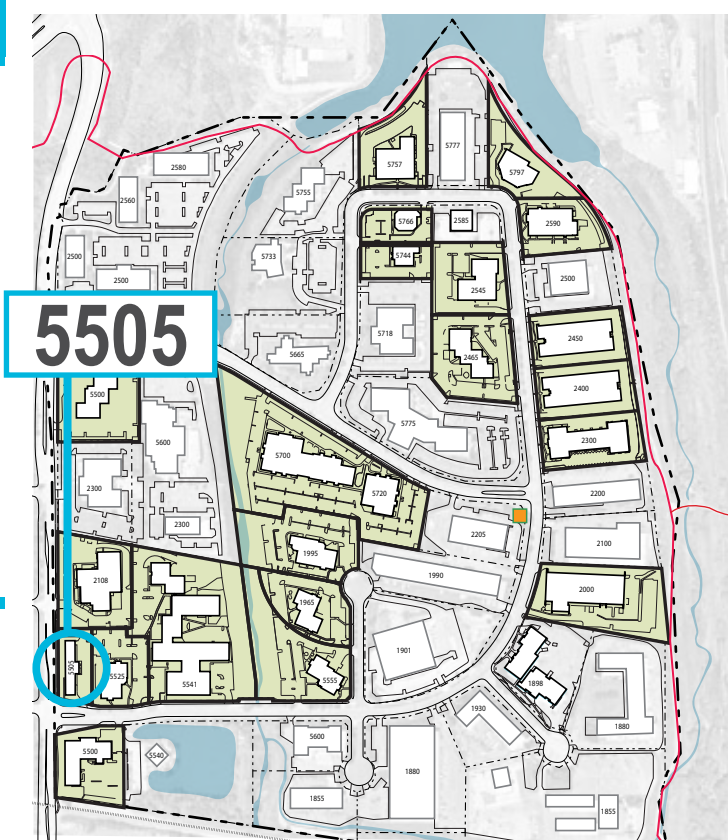
- Rotating Food Trucks
- Upslope Brewing Company
- Ozo Coffee

SITE PLAN:



- Boxing Gym
- Deli at Flatiron Park

MAJOR TENANTS:



BOULDER CREEK BIKE BATH

RTD BUS STOP
FLATIRON FLYER
TO UNION STATION

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.