

5505 BOULDER, CO
80301
CENTRAL
AVENUE



<https://youtube.be/B-Vfh8xA8Qw>



23
BUILDING
CAMPUS
1 MILLION
SQUARE
FEET



FLAT
IRON
PARK



www.flatironpark.com

CREATIVE OFFICE SPACE FOR LEASE

56,000± SF Available; divisible to 28,000± SF

LEASE RATE NEGOTIABLE

BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
56,000 SF	2.4:1,000	IG

- T1, T3 Comcast fiber available

PROPERTY HIGHLIGHTS

- **Brand New Construction**
- Mountain views
- Corner high image location
- 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

ENERGY/ENVIRONMENTAL ELEMENTS

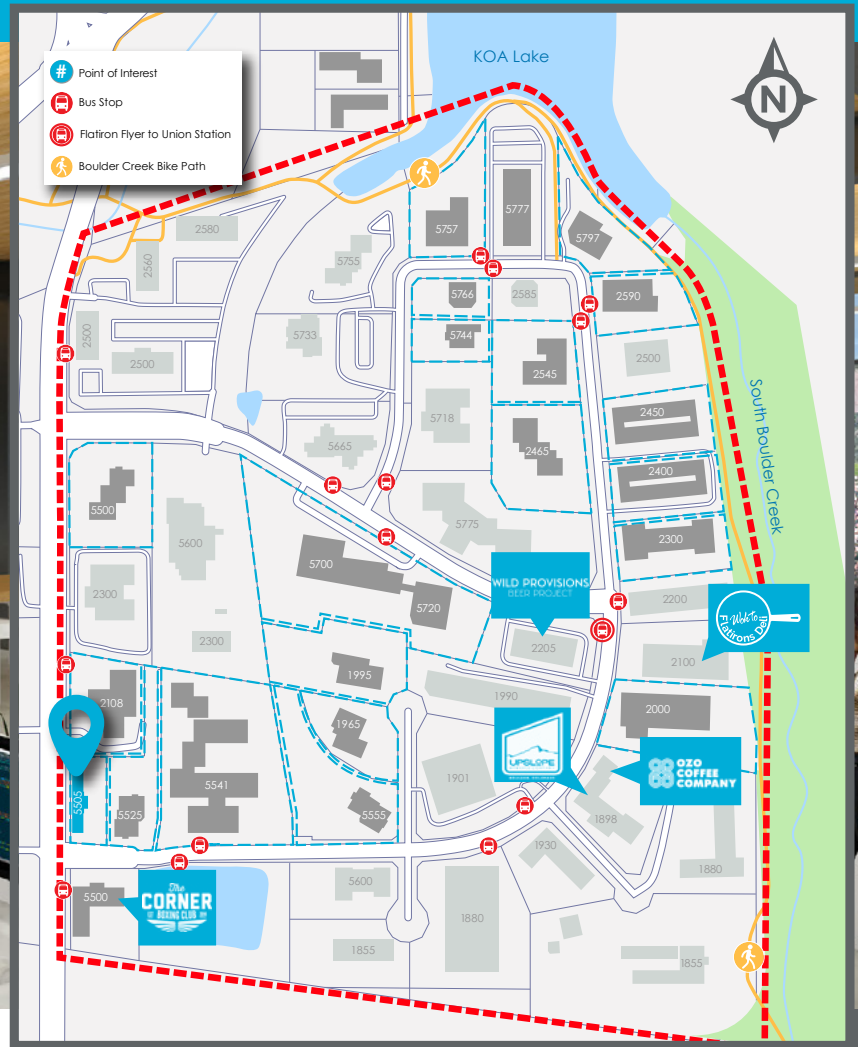
- Photo-voltaic PV system (73kw)
- Enhanced thermal performance (window, envelope) 3. Per Boulder's requirements, we need to be 30% better than IECC (international energy conservation code). This building meets and exceeds this.
- Water detention area with elevate pedestrian plaza decking.
- Interior secure bike storage and shower facilities.
- Occupancy light sensors and lower light levels for reduced site energy usage.



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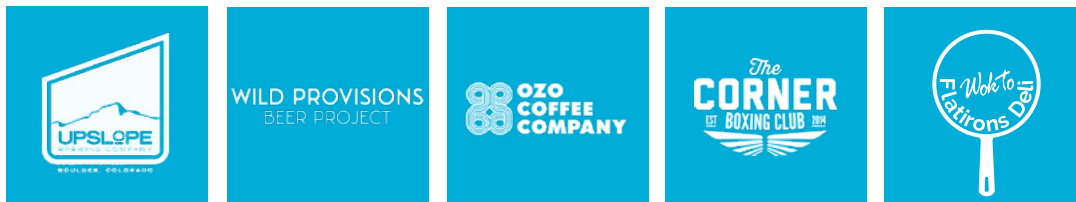
CREATIVE OFFICE SPACE FOR LEASE



MAJOR TENANTS IN THE PARK



PARK AMENITIES



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.

For leasing information:

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