

5541 BOULDER  
COLORADO  
CENTRAL  
AVENUE

SUITE 110

TAKE THE



VIRTUAL

TOUR

<https://youtu.be/R9295Z1ZbjM>

23  
BUILDING  
CAMPUS  
1 MILLION  
SQUARE  
FEET

FLAT  
IRON  
PARK



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

Dean  
Callan  
& COMPANY, INC.

CRESCENT.

## CREATIVE OFFICE SPACE FOR LEASE

2,859 - 12,308± SF Available on First Floor - **LEASE RATE NEGOTIABLE**  
Operating Expenses = \$9.88/SF excluding utilities and janitorial (Est. 2021)

## BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
105,815 SF	2.02:1,000	IG

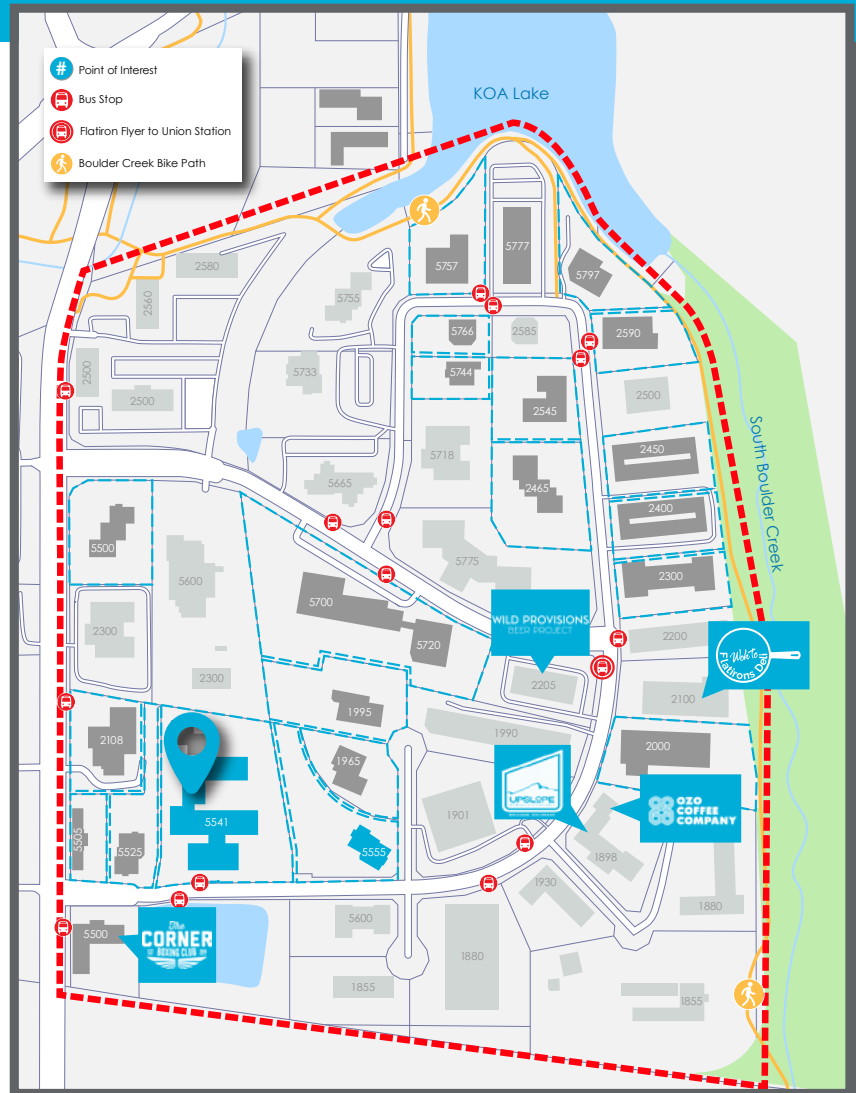
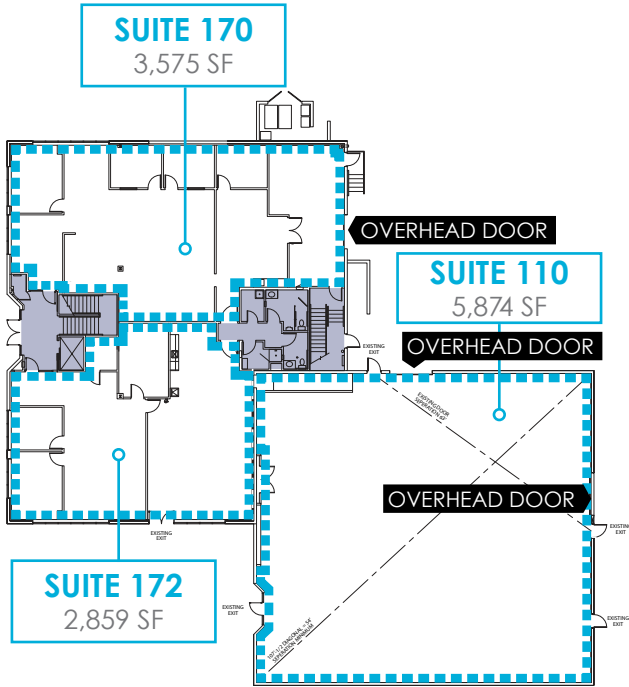
- Fiber: CenturyLink & Level3

## PROPERTY HIGHLIGHTS

- 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

# 5541 CENTRAL AVENUE

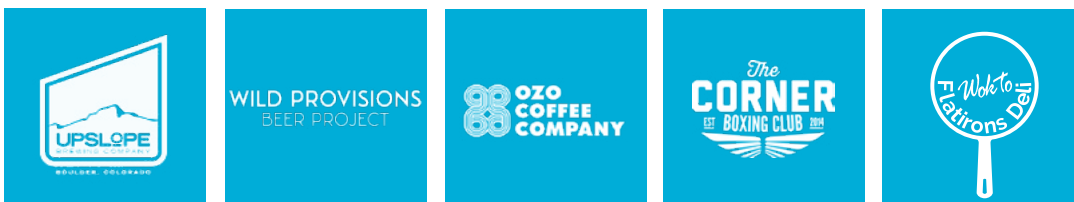
BOULDER, COLORADO  
CREATIVE OFFICE SPACE FOR LEASE



## MAJOR TENANTS IN THE PARK



## PARK AMENITIES



For leasing information:

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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.