

5541 BOULDER
COLORADO
CENTRAL
AVENUE



23
BUILDING
CAMPUS
1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

CREATIVE OFFICE SPACE FOR LEASE

2,859 - 12,308± SF Available on First Floor - **LEASE RATE NEGOTIABLE**
Operating Expenses = \$9.57/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

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

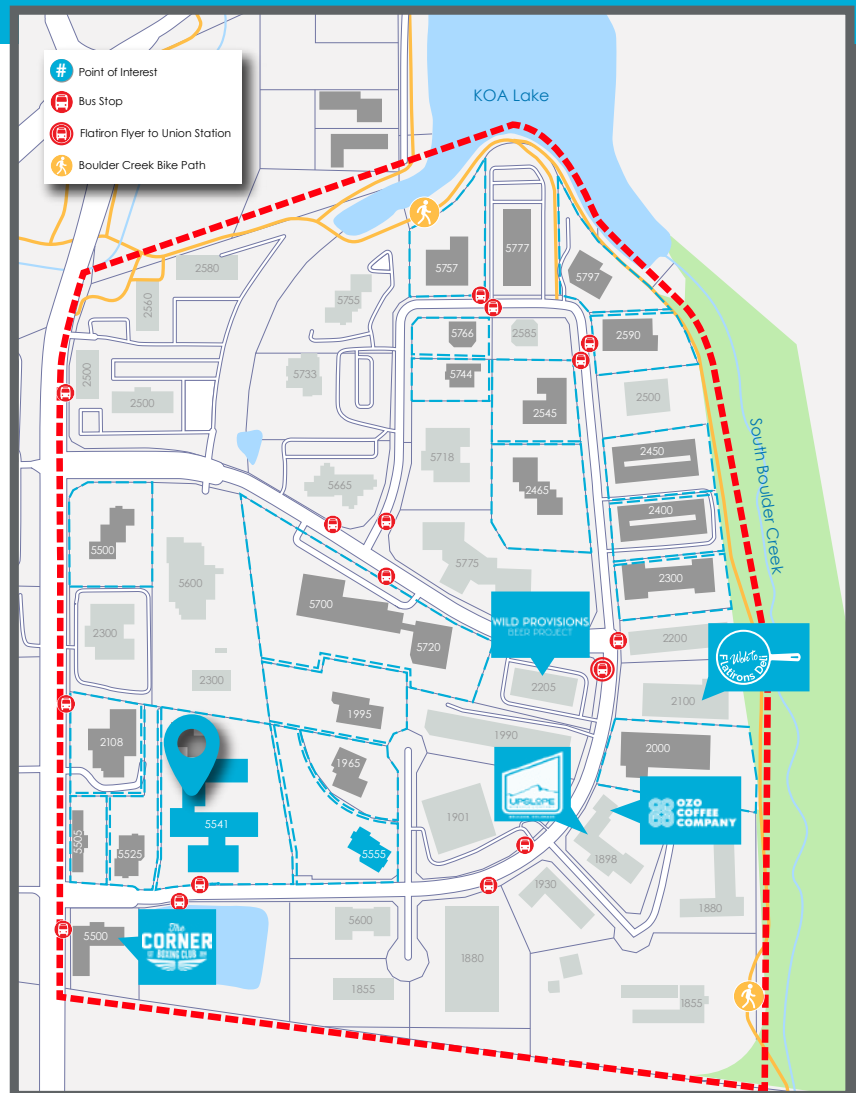
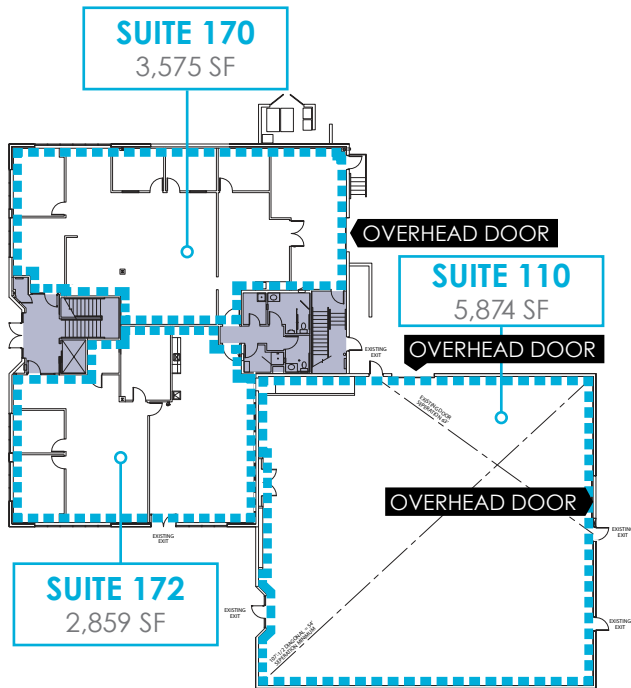
- Fiber: CenturyLink & Level3

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

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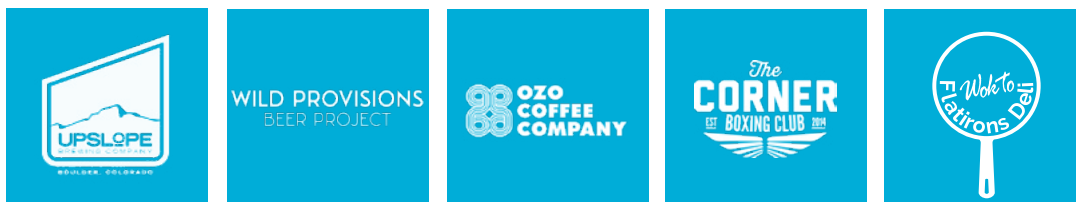
BOULDER, COLORADO
CREATIVE OFFICE SPACE FOR LEASE



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

Dean Callan
& COMPANY, INC.

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