

5541 BOULDER, CO
80301
**CENTRAL
AVENUE**



23
**BUILDING
CAMPUS**
1 MILLION
**SQUARE
FEET**

**FLAT
IRON
PARK**



www.flatironpark.com

CREATIVE OFFICE SPACE FOR LEASE

3,575± SF Available - **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

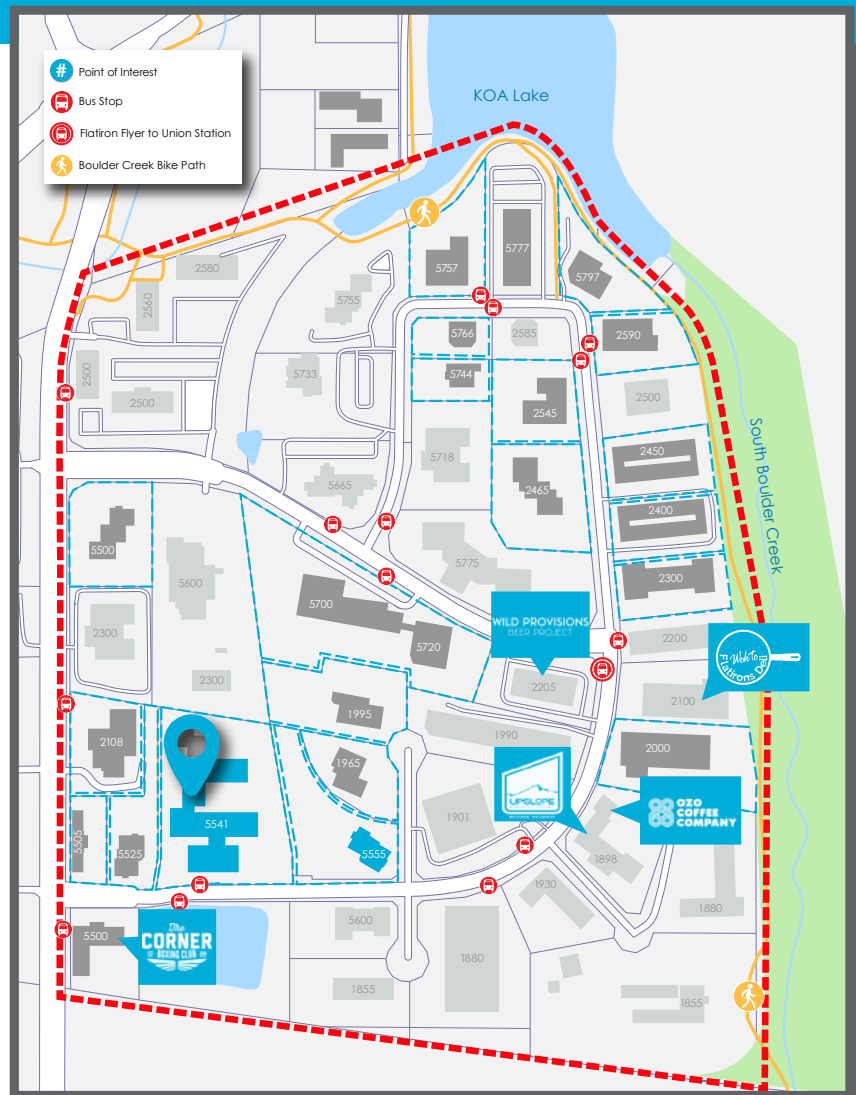
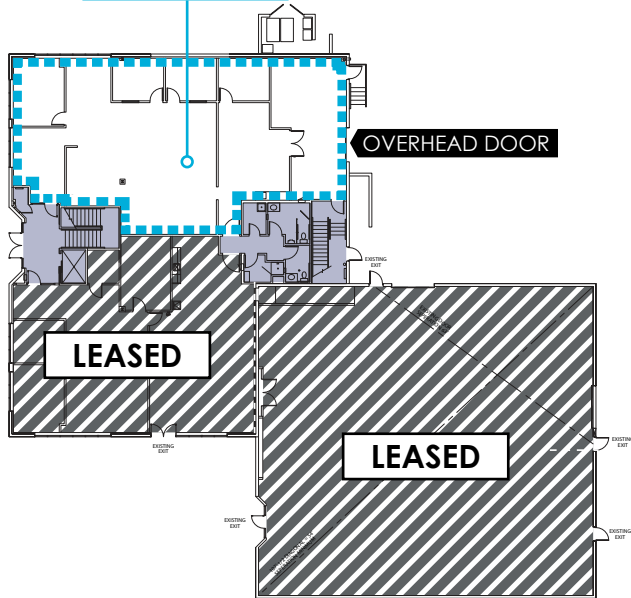
5541 CENTRAL AVENUE

BOULDER, CO 80301

CREATIVE OFFICE SPACE FOR LEASE

SUITE 170

3,575 SF



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

Dean Callan
& COMPANY, INC.

1510 28th Street
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www.deancallan.com

BECKY GAMBLE
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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.