

# 5555 BOULDER CENTRAL AVENUE

2ND FLOOR TAKE THE  
**VIRTUAL**  
TOUR

[https://youtu.be/H\\_gqtvEB2Fs](https://youtu.be/H_gqtvEB2Fs)

23  
BUILDING  
CAMPUS  
1 MILLION  
SQUARE  
FEET

FLAT  
IRON  
PARK



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

## OFFICE SPACE FOR LEASE

6,811 - 19,937± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$10.25/SF excluding utilities and janitorial (Est. 2021)

## BUILDING HIGHLIGHTS

BUILDING SIZE	YEAR BUILT	PARKING RATIO	ZONING
26,240 SF	1997	2.93:1,000	IG

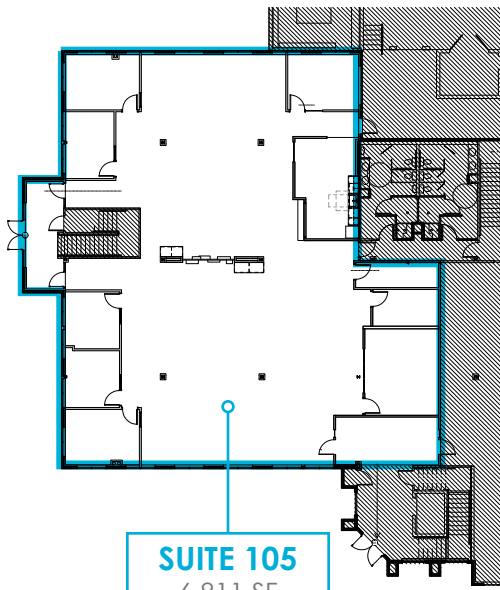
- T1, T3, Fiber available
- Power: 2800 amp, 120/208-volt, 3 phase, four wire
- Newly renovated 2nd floor
- Perimeter offices, open interior
- Great mountain views

## 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

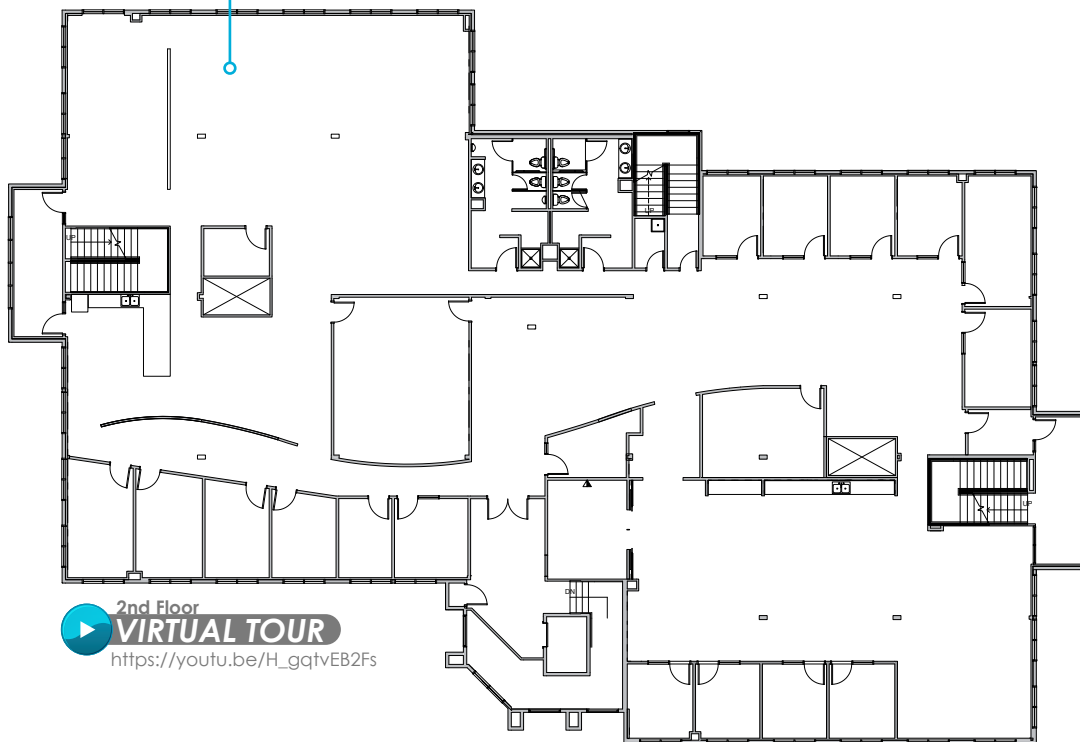


1ST FLOOR - SUITE 105 - 6,811± SF AVAILABLE



**SUITE 105**  
6,811 SF

**2ND FLOOR**  
13,126 SF



**2nd Floor**  
**VIRTUAL TOUR**  
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# 5555 CENTRAL AVENUE

BOULDER  
COLORADO

OFFICE SPACE  
FOR LEASE

For leasing information:

**Dean  
Callan**  
& COMPANY, INC.

1510 28th Street  
Suite 200  
Boulder, CO 80303  
[www.deancallan.com](http://www.deancallan.com)

**BECKY GAMBLE**  
303.945.2012  
[bgamble@deancallan.com](mailto:bgamble@deancallan.com)

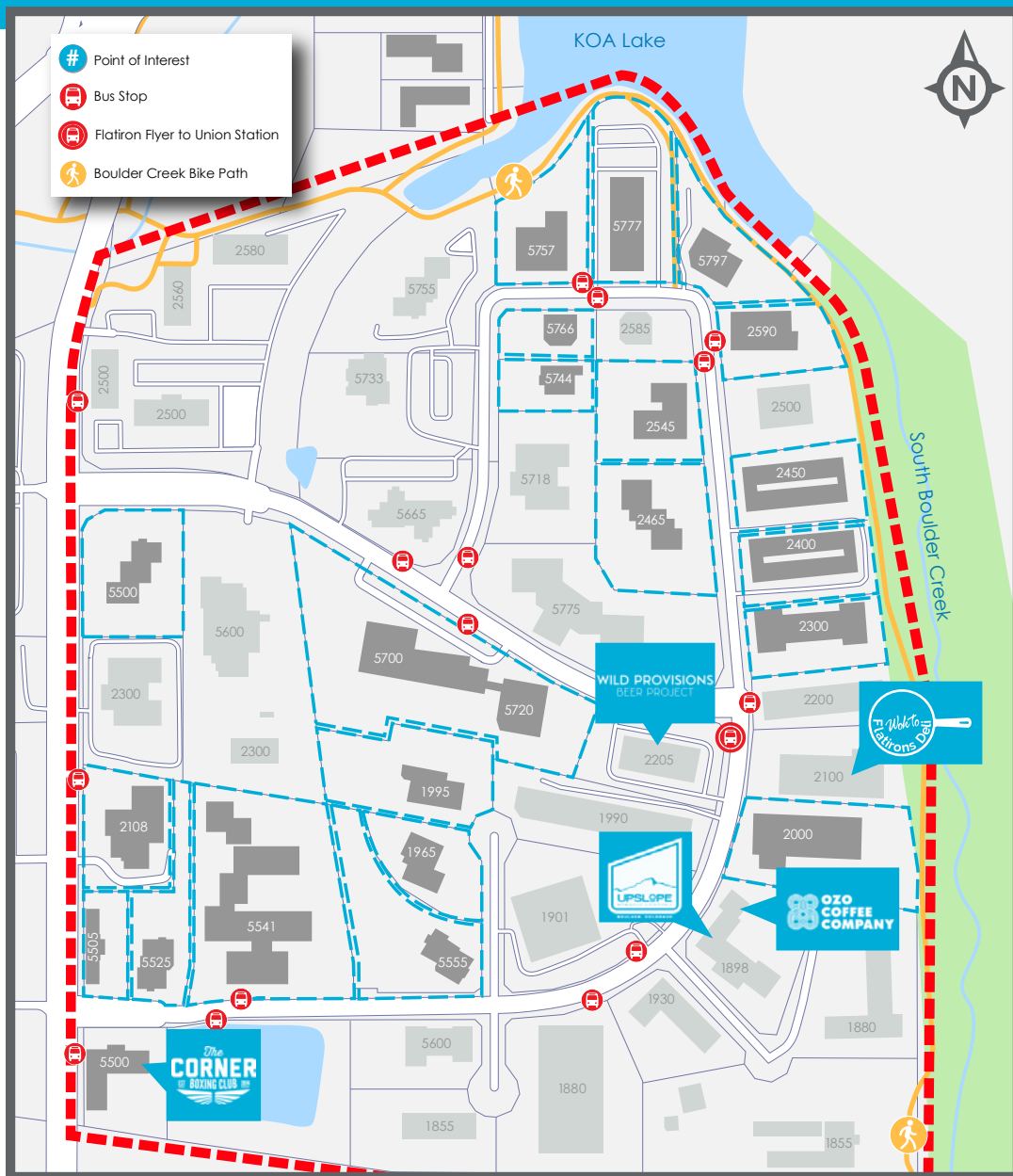
**BEAU GAMBLE**  
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**HUNTER BARTO**  
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**DRYDEN DUNSMORE**  
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Procuring broker shall only be entitled to a commission, calculated in accordance with 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.





## MAJOR TENANTS IN THE PARK

**sovrn**

**POPSOCKETS**

**SEATOSUMMIT**

**IMM**

**KBI**  
BIOPHARMA

**informa**

**Chocolove**  
X O X O X

## PARK AMENITIES



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