

1995 N. 57th Court

Boulder, Colorado

Join tenants in high-tech, consulting, communications and bioscience industries.



Office/Flex/R&D Space For Lease

5,293± SF to 13,389± SF Available at \$18.50/RSF, NNN

Operating Expenses = \$8.49/sf excluding utilities & janitorial - 2017 (est.)

Building Highlights

Building Size: 36,728 SF Year Built: 1973, renovated 2002
Parking Ratio: 3.43:1,000 Zoning: IG
Power: 2000 amp, 120/208-volt, 3-phase, four-wire
T1, T3, CenturyLink Fiber available

Property Highlights

- Excellent access from US Hwy 36 and Hwy 119
- Convenient location just north of Arapahoe Ave. & south of Pearl St.
- 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

For leasing information:



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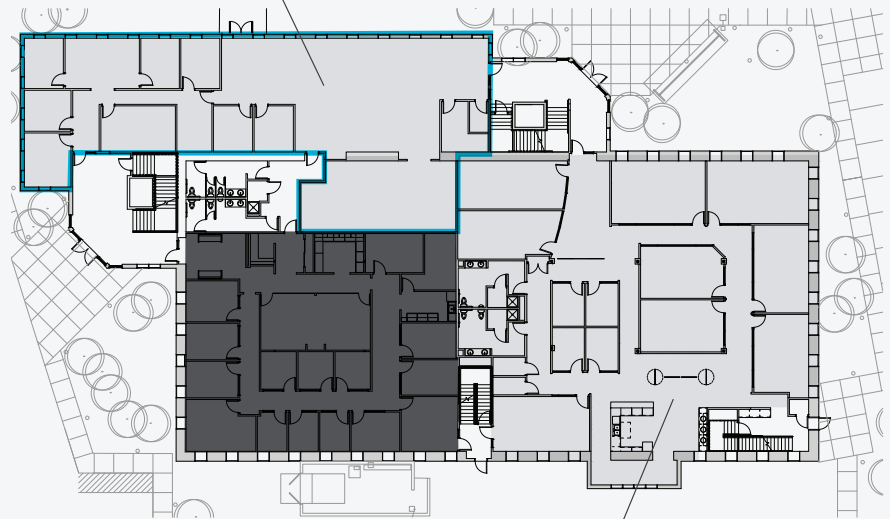
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FLATIRON
CONNECT CREATE INNOVATE

FLOORPLAN:

5,293± SF Available



First Floor

8,096± SF Available

SITEPLAN:



For more information:

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