

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



Office/Flex/R&D Space For Lease

4,500± SF to 9,510± SF Available at \$17.50/RSF, NNN

Operating Expenses = \$7.31/sf excluding utilities & janitorial - Estimated 2018

Building Highlights

Building Size: 45,410 SF

Year Built: 1977, renovated 2009

Parking Ratio: 1.89:1,000

Zoning: IG

T1, T3, Fiber available

Property Highlights

- Dock access available
- 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

For leasing information:



1800 Larimer Street, Suite 1700
Denver, Colorado 80202
www.ngkf.com

Scott Garel
303.260.4331
sgarel@ngkf.com

Jared Leabch
303.260.4330
jleabch@ngkf.com



1510 28th Street, Suite 200
Boulder, Colorado 80303
www.deancallan.com

Becky Callan Gamble
303.449.1420 x12
bgamble@deancallan.com

Beau Gamble
303.449.1420 x18
beaugamble@deancallan.com

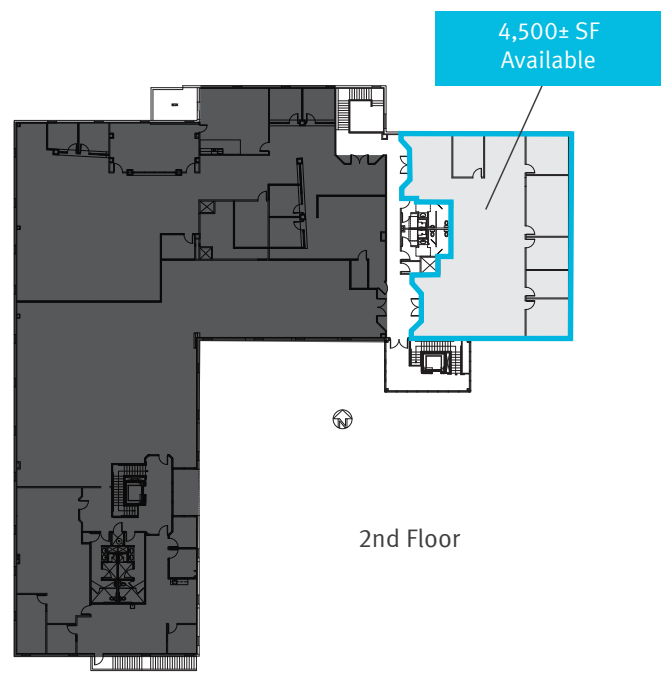
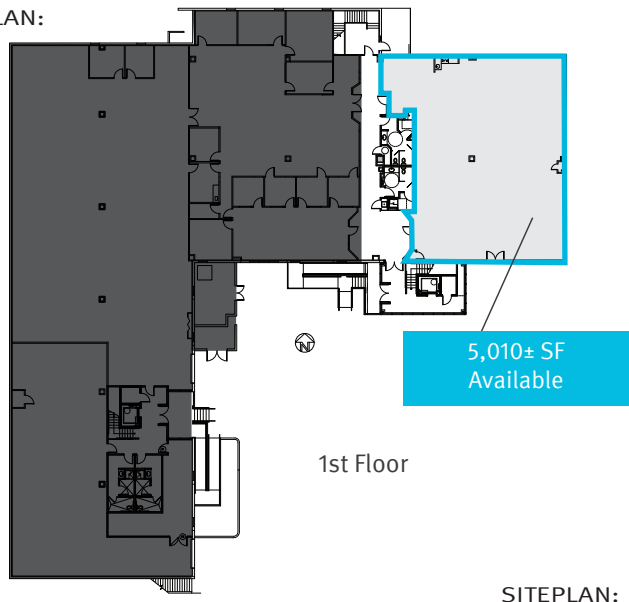
FLATIRON

CONNECT CREATE INNOVATE

5500 Central Avenue Boulder, Colorado

Office/Flex/R&D Space For Lease
4,500± SF to 9,510± SF Available at \$17.50/RSF, NNN

FLOORPLAN:



SITEPLAN:



For more information:

Newmark Knight Frank

Scott Garel
303.260.4331
sgarel@ngkf.com

Jared Leabch
303.260.4330
jleabch@ngkf.com

Dean Callan & Company, Inc.
303.449.1420

Becky Callan Gamble
303.449.1420 x12
bgamble@deancallan.com

Beau Gamble
303.449.1420 x18
beaugamble@deancallan.com

Owned by:

