



5505 Central Ave

5505 Central Ave, Boulder, CO

Space for the Life Science Industry

ABOUT BOULDER

Located 25 miles northwest of Denver and connected via a robust transportation network, Boulder is situated at the base of the Rocky Mountains and is ranked #1 as the most densely concentrated life sciences talent pool. Boulder is a supply-constrained market that has been a hotbed for innovation within the technology, marketing and design, natural foods, satellite and defense, outdoor products, and renewable energy industries.

As one of Colorado's wealthiest communities that attracts lifestyle-oriented companies, the importation of both capital and ideas from throughout the country has resulted in a dynamic business environment. Local businesses greatly benefit from the research-driven intellectual capital of the University of Colorado at Boulder and local federal research agencies such as the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration and the National Renewable Energy Laboratory.

With access to a highly-educated talent pool and one of the highest concentrations of software engineers in the country, companies are in constant competition to find attractive office space that provides for contiguous growth in Boulder's most desirable location. Downtown Boulder attracts a cutting-edge roster of tenants, which represents the fabric of this dynamic community.

- Estimate population of over 104,000
- With a highly-educated workforce and excellent quality of life, Boulder is one of the strongest employment markets in the nation. Extremely low unemployment rate of 2.2%
- The City has a healthy balance of both public institutions and private sector companies, with a heavy concentration in science and technology.
- Reputation as an outdoor playground
- Over 45,000 acres of open space
- More than 150 miles of biking and hiking trails
- 300 Days of sunshine





Boulder Lifestyle

OVERVIEW

Boulder County is home to a world-class research university, major government research facilities, diverse industry clusters, visionary entrepreneurs and the nation's most highly educated population with 72% of the population holding a bachelor's degree or higher. Boulder and its economy are truly unique in size and diversity. While small businesses continue to represent the majority of employers in Boulder, several major fortune 500 corporations diversify employment opportunities and fuel the economy. With 300+ days of sunshine a year, Boulder is all about the great outdoors. Over 65,000 acres of land are publicly owned and considered open space with about 41,000 acres of that land open to the public (some with on-trail only restrictions) - Wildlife habitat, unique geologic features, greenways and 155 miles of trails are all part of Open Space and Mountain Parks. Plus, world-class alpine sports are just a short distance away.

- **7,000+** employers (5 or more employees)
- **199,000+** jobs
- **550+** primary employers
- **Top research** university
- **17** federally-funded research labs
- **Nationally-recognized** center of entrepreneurship & innovation
- **Leading industry clusters**, including aerospace, bioscience, cleantech, IT, natural products and outdoor recreation
- **326,078** Total Population
- **125,026** Number of Households
- **36.5** Median Age
- **60.4%** of the population with Bachelor's degree or higher
- **27.8%** of population with graduate or professional degree
- **\$75,669** Median Household Income
- **2.8%** Unemployment Rate
- **5,700** New Businesses started between 2010 and 2016





Flatiron Park

ABOUT

Flatiron Park is a master-planned business park located in Boulder. Our mix of creative office and lifescience flex portfolio of 23 buildings offers cutting-edge, open office environments with the latest in modern design to attract and retain top talent. Flatiron Park is a desirable campus environment with reserved open space, mature landscaping, access to Boulder pedestrian and bicycle paths, and mountain views throughout the entire park. The amenities in the park create a sense of community that does not exist elsewhere in Boulder.

Flatiron Park is easily accessible by major highways:

- State Highway 157 (Foothills Parkway) includes interchanges at U.S. 36 (Denver-Boulder Turnpike), Pearl Street, and SH 119
- Boulder is just 25 miles from downtown Denver via U.S. 36 and I-25
- The city is just 40 minutes from Denver International Airport via the Northwest Parkway / E-470

Public Transportation:

- The Flatiron Flyer FF6 line provides direct access between Boulder Junction and Union Station, with a stop in Flatiron Park at Central Avenue and Flatiron Parkway. This provides tremendous connectivity to the Park.
- The RTD light rail B line extension is in the planning stage that will provide service to Longmont and downtown Denver.

Flatiron Park includes numerous amenities, a daily diet of food trucks and multiple events throughout the year. The amenities in the Park help create a sense of community that does not exist elsewhere in Boulder. Tenants can grab a cup of coffee, have a microbrew or go for a walk or ride on one of the paths.

Flatiron Park is a desirable campus environment with reserved open space, mature landscaping and access to Boulder pedestrian and bicycle paths. This locational advantage is crucial in a city that prides itself on the active and healthy lifestyle it provides.









Flatiron Park

OVERVIEW

RENTABLE SQUARE FEET

1,000,000 SF

NUMBER OF BUILDINGS

22

TENANTS

Apple
BHI
Inscripta
Evenda Biosciences
KBI Biopharma
Sovrn
IMM
KBI Biopharma
Popsockets
informa
Arc'teryx

AMENITIES

Many dining, retail, and hotel amenities are within a short distance to the Twenty Ninth Street retail district

Revolving food trucks

Access to Boulder's pedestrian and bicycle paths

Approximately 25 miles to Denver

Site Access- ability

TRANSPORTATION ACCESS

Flatiron Park is easily accessible by major highways:

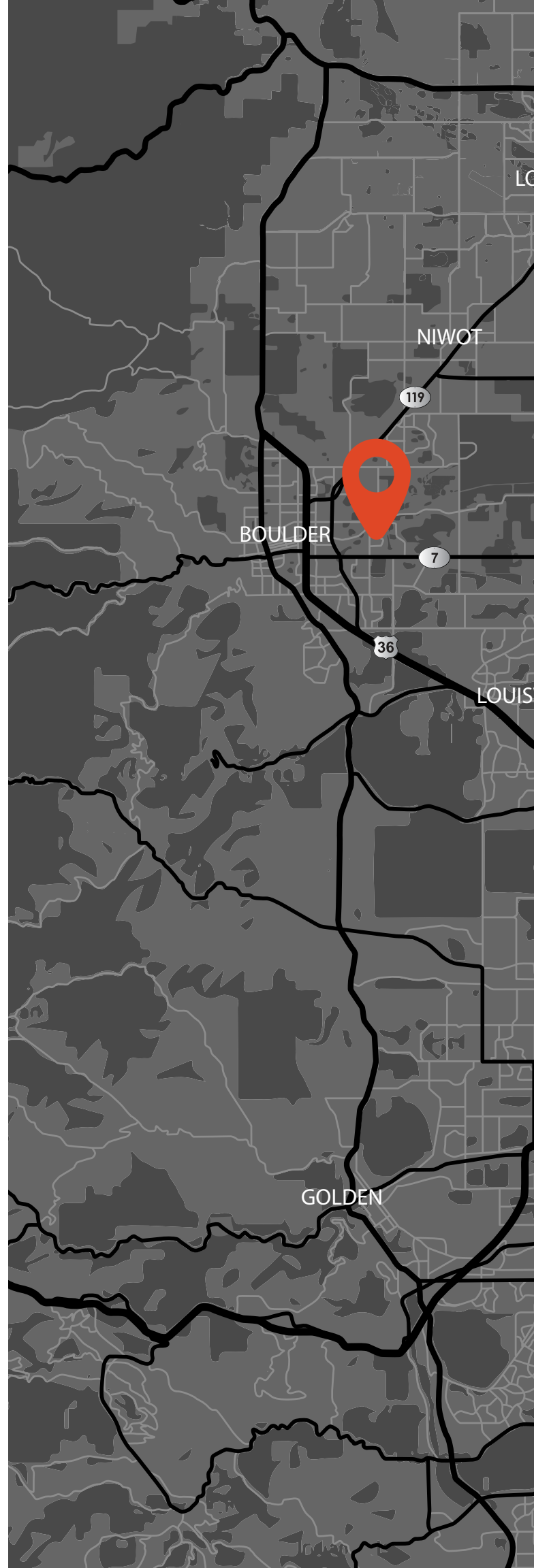
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LONGMONT

VILLE

BROOMFIELD

THORNTON

WESTMINSTER

ARVADA






DOWNTOWN
DENVER

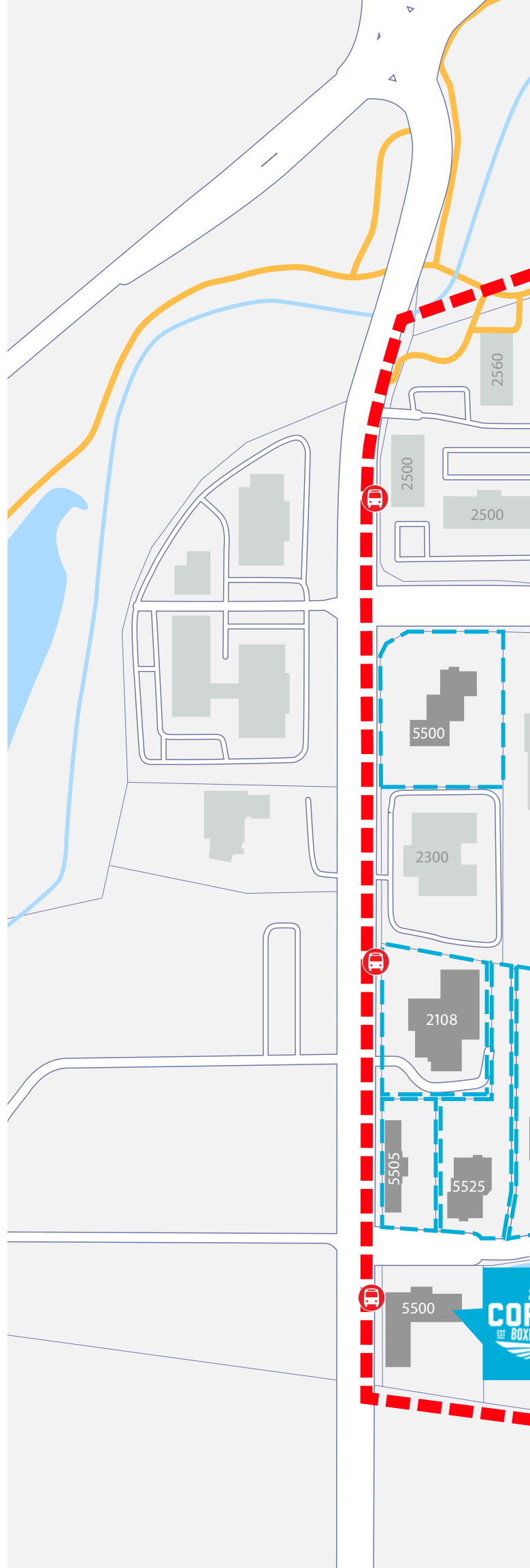


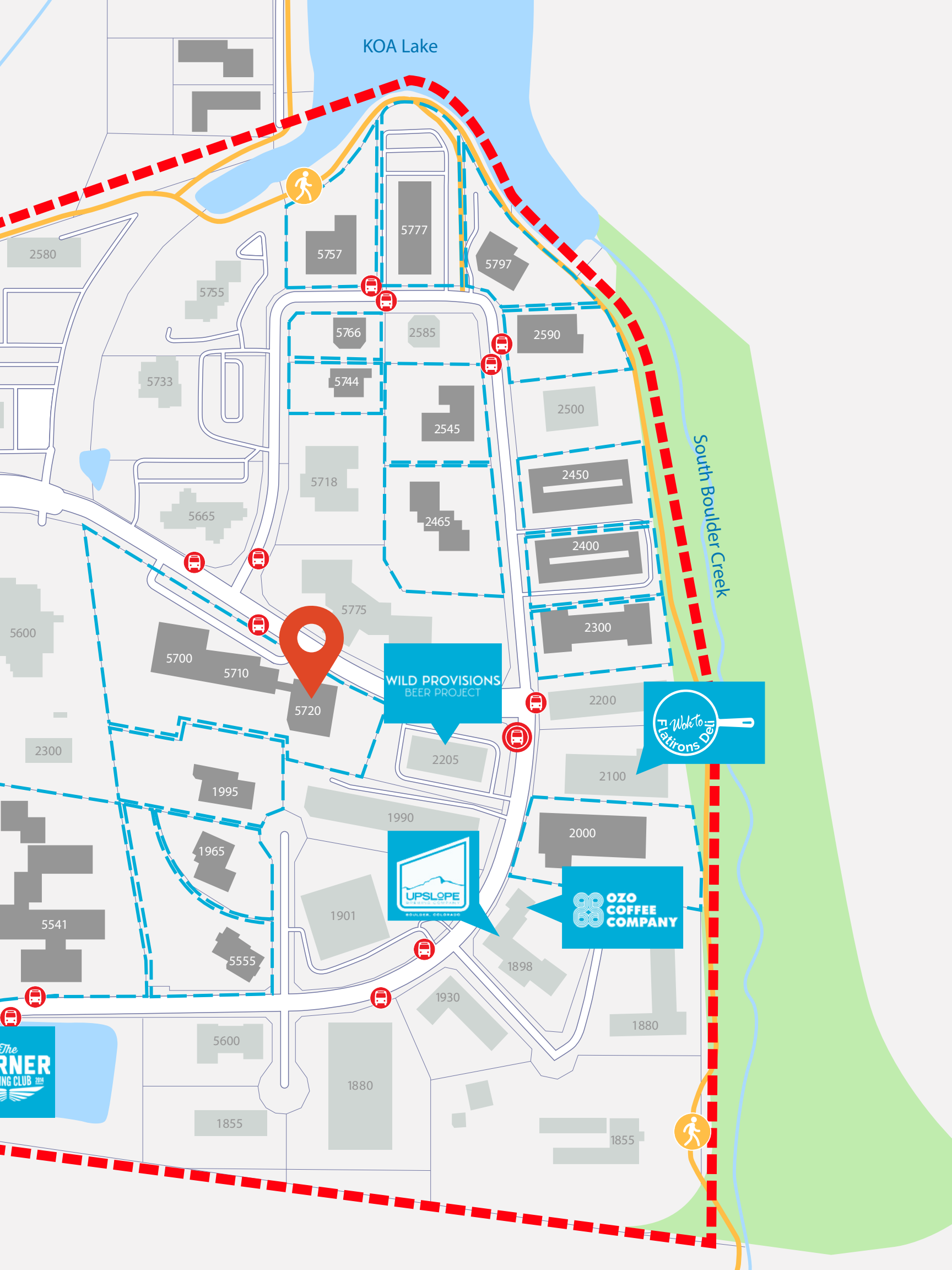
Campus Plan

POINTS OF INTEREST

Flatiron Park includes numerous amenities, a daily diet of food trucks and multiple events throughout the year. The amenities in the Park help create a sense of community that does not exist elsewhere in Boulder. Tenants can grab a cup of coffee, have a microbrew or go for a walk or ride on one of the paths.

-  Point of Interest
-  Bus Stop
-  Flatiron Flyer to Union Station
-  Boulder Creek Bike Path
-  5720 Flatiron Parkway





KOA Lake

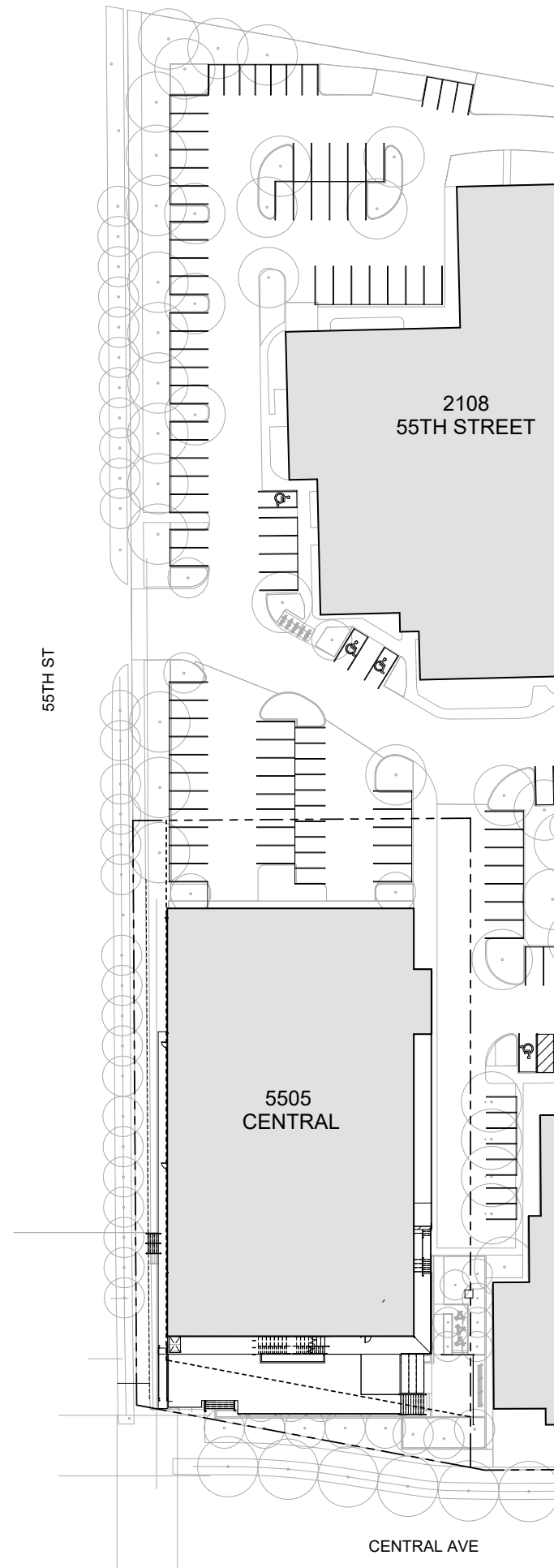
South Boulder Creek

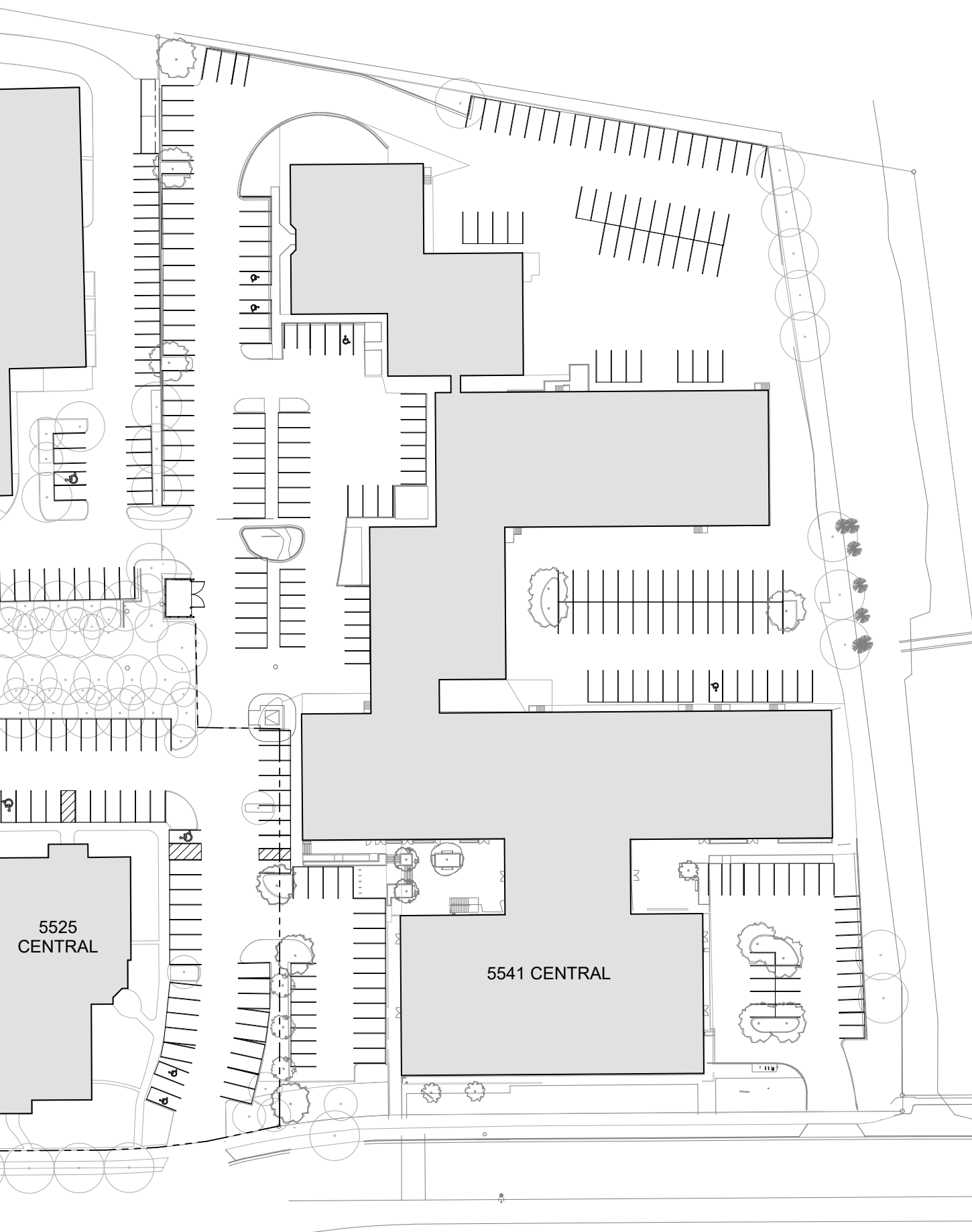
WILD PROVISIONS
BEER PROJECT



Site Plan

FULL SITE PLAN





Sustain- ability & Wellness Features

INNOVATIVE BUILDING SOLUTIONS

Flatiron Park is a desirable campus environment with reserved open space, mature landscaping, and access to Boulder's pedestrian and bicycle paths. This locational advantage is crucial in a city that prides itself on the active and healthy lifestyle it provides.

The property is bordered by dedicated bike and pedestrian paths providing convenient access throughout Boulder, and it is easily accessed by auto or bus. Lifestyle amenities include a boxing gym and Pilates studio, as well as walking trails.

Flatiron Park is partnered with Alvéole, an international urban beekeeping company, to address the declining populations of urban pollinators, honey bees. Alvéole has partnered with more than 500 companies in North America to install beehives on urban properties to create ecological awareness of bees. Alvéole has assigned a beekeeping team manager at Flatiron Park to provide educational and awareness workshops and other bee-related events for customers, including harvesting honey once a year from honey-comb hives.

EV
Charging



SOFTSCAPE DESIGN
Softscape and planning
mitigate heat island



WATER-EFFICIENT
Fixtures



PEDESTRIAN STREETScape

Pedestrian wind mitigated through robust streetscape plantings



PEDESTRIAN & BICYCLE

trails



SOLAR PV ARRAY

on Garage



PILATES

Studio



BOXING

Gym



POLLINATOR HABITAT

Multiple microclimates increase thermal comfort





RENDERINGS | 5505 Central Ave | Looking Northeast





RENDERINGS | 5505 Central Ave | Looking Northwest





RENDERINGS | 5505 Central Ave | Primary Corner





RENDERINGS | 5505 Central Ave | Main Corner





RENDERINGS | 5505 Central Ave | Amenity Deck

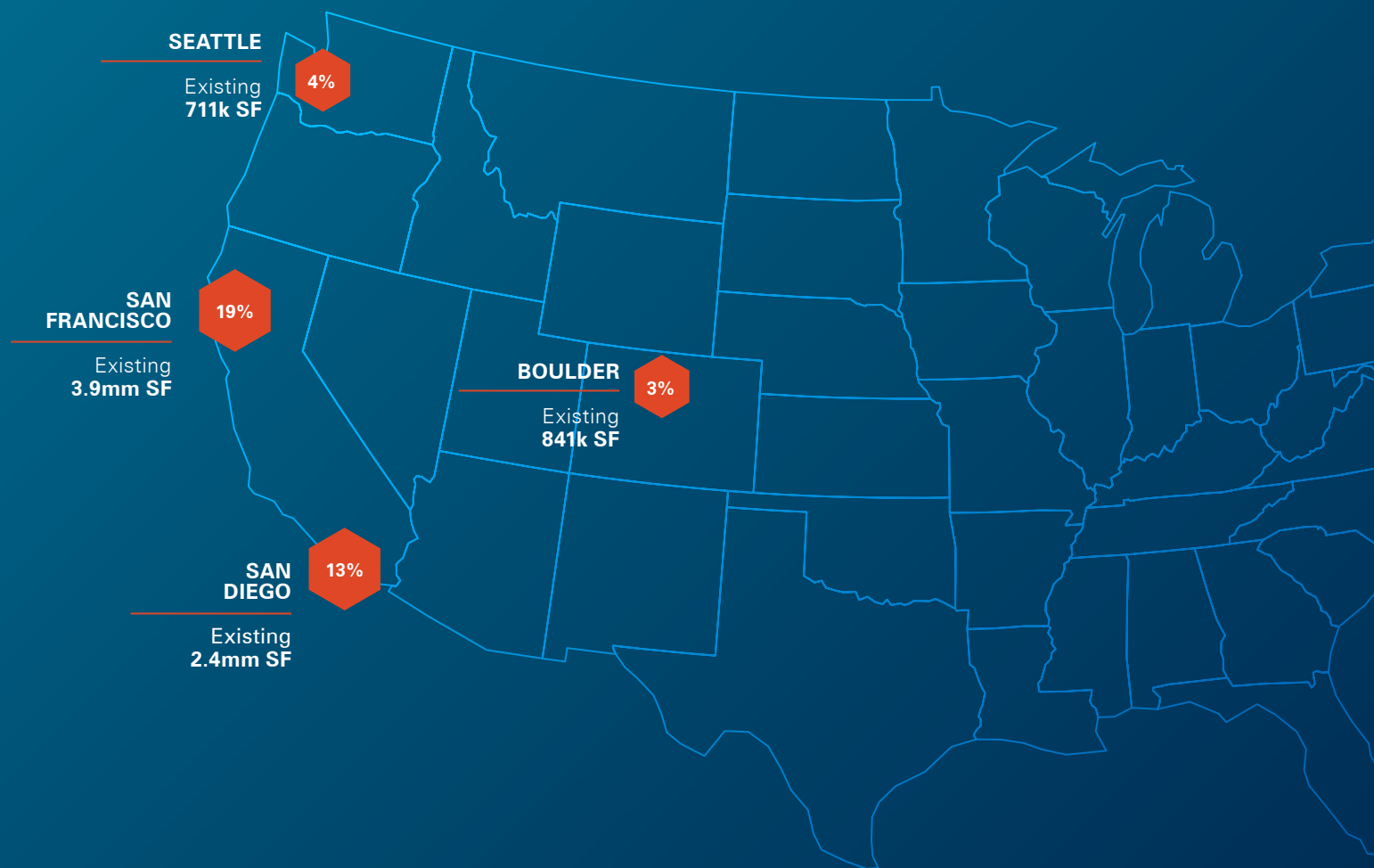




RENDERINGS | 5505 Central Ave | Looking Southwest



BioMed Realty Portfolio Map



14.9 MILLION SF

across 92 (operating portfolio) assets located in six leading innovation markets in the U.S. and Cambridge, U.K.

4.6 MILLION SF

of active development pipeline

5.5 MILLION SF

of future development pipeline

Other: 979k SF existing portfolio (includes all assets operated by BioMed)

About BioMed Realty

**BIOMED REALTY, A BLACKSTONE
PORTFOLIO COMPANY, IS A
LEADING PROVIDER OF REAL ESTATE
SOLUTIONS TO THE LIFE SCIENCE
AND TECHNOLOGY INDUSTRIES.**

As of March 31, 2022, BioMed owns and operates high quality life science real estate comprising 14.9 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

In addition, BioMed maintains a premier in process development platform with 4.6 million square feet of Class A properties in active construction and 5.5 million square feet of future development platform in these core innovation markets to meet the growing demand of the life science and technology industries.

56%

**BOSTON-
CAMBRIDGE**

Existing
5.2mm SF

4%

**CAMBRIDGE,
U.K.**

Existing
885k SF

MILLION SF
future development pipeline

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