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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## OFFICE SPACE FOR LEASE

**FLATIRON PARK**  
**5540 CENTRAL AVENUE**  
**BOULDER, COLORADO 80301**

**Fantastic 2nd floor office space available in Flatiron Park.**

Suite 200 is mostly open office space with one private office and a conference room with a wet bar, and a kitchenette. The space boasts a well-balanced indoor outdoors work environment with a large private balcony and access to the lakeside patio.

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.

**Call us for more information and to set up a tour.**

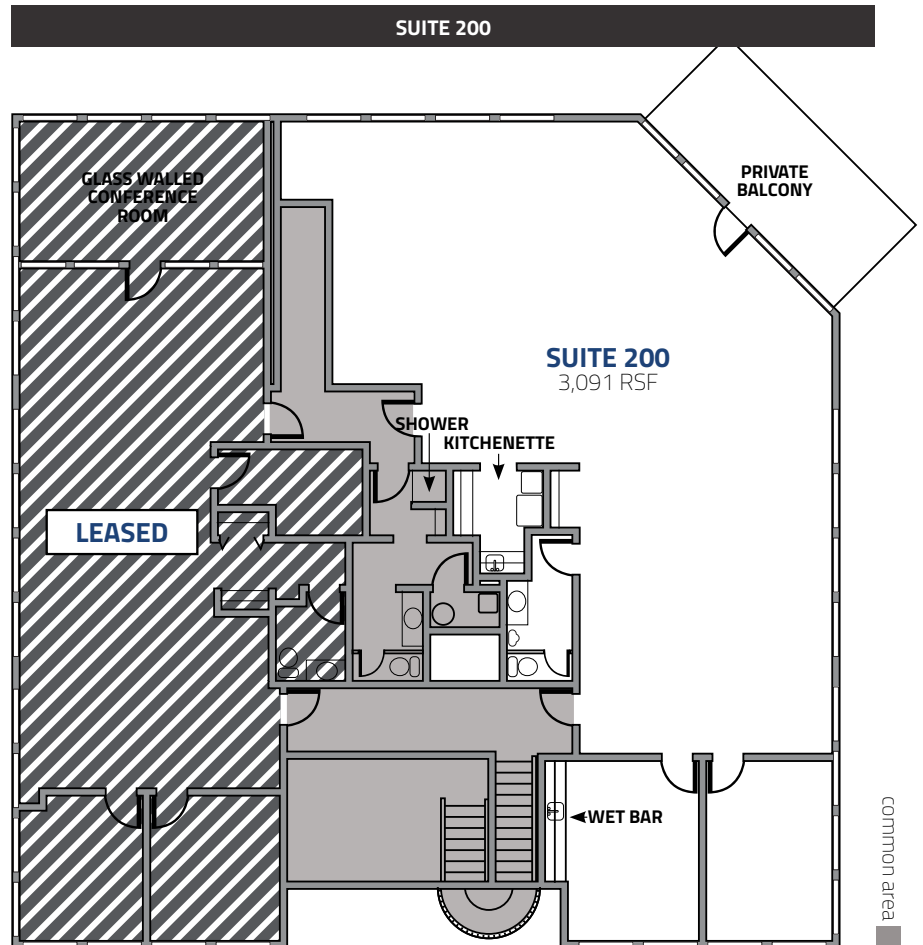


## TERMS

Suite 200 Size:	3,091 SF
Lease Rate:	\$18.50 / SF / NNN
Expenses:	\$9.63 / SF + Utilities (Est. 2023)
Available:	Now

## PROPERTY FEATURES

- Professional office suite on the 2nd floor for lease in Flatiron Park
- Suite 200 features a conference room facing the Flatirons along the front range, two offices, open space, restrooms, shower, and private balcony
- 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
- Located within Flatiron Park with plenty of outdoor space including parks, trails, and many nearby amenities.



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.





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## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS

29,773

5 MILE RADIUS

127,360

10 MILE RADIUS

255,740

### EMPLOYEES

2 MILE RADIUS

42,077

5 MILE RADIUS

105,764

10 MILE RADIUS

165,036

### HOUSEHOLDS

2 MILE RADIUS

13,962

5 MILE RADIUS

53,255

10 MILE RADIUS

105,338

### HOUSEHOLD INCOME

2 MILE RADIUS

\$96,796

5 MILE RADIUS

\$114,570

10 MILE RADIUS

\$125,170

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