



BEST DEAL IN FLATIRON PARK!



DEAN CALLAN & COMPANY INC

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OFFICE SPACE FOR LEASE

FLATIRON PARK
5540 CENTRAL AVENUE
BOULDER, COLORADO 80301

Flexible Terms • Full 2nd floor office space available in Flatiron Park. Suites 200-220 are mostly open office space with private offices and a conference rooms, and kitchenettes. The space boasts a well-balanced indoor/outdoor 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.

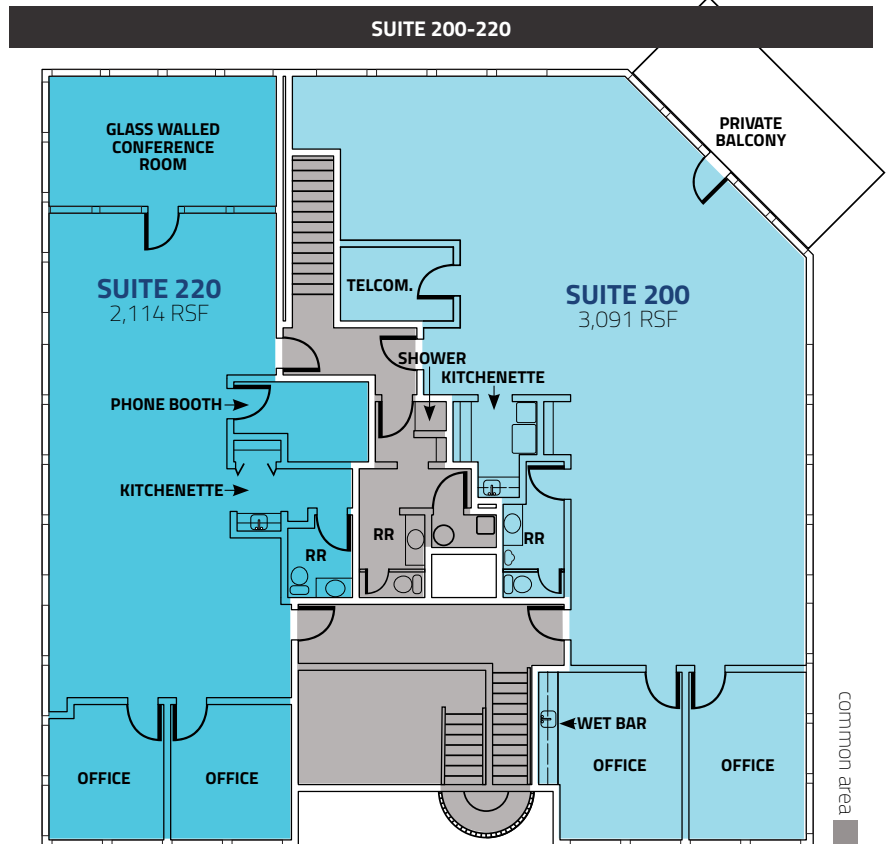
Call us for more information and to set up a tour.

TERMS

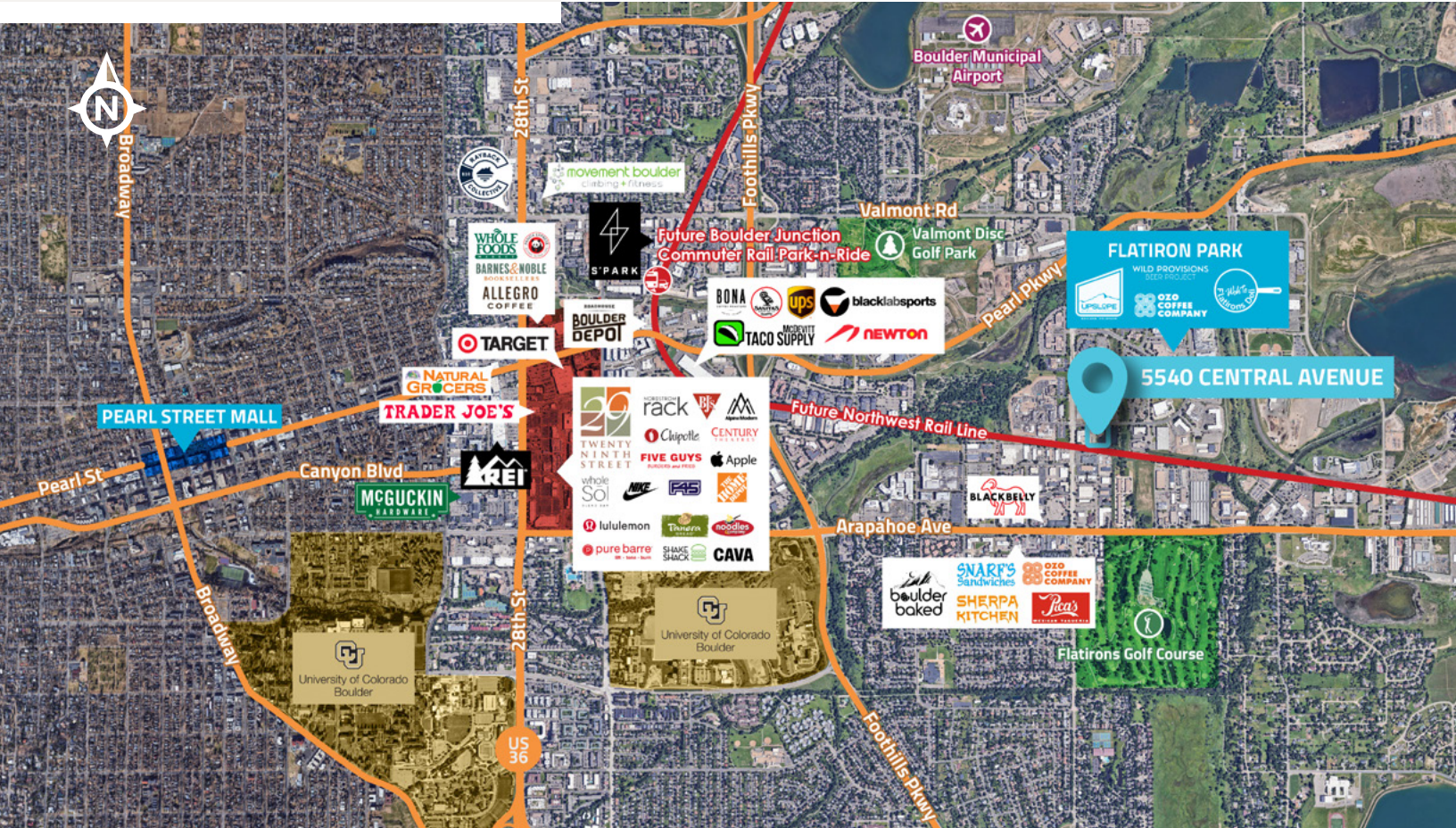
Suite 200-220 Size:	Total: 5,205 RSF Suite 200: 3,091 RSF Suite 220: 2,114 RSF
Lease Rate:	\$20.00/SF Gross + Utilities
Expenses:	Included!
Available:	Now

PROPERTY FEATURES

- Professional office suite on the 2nd floor for lease in Flatiron Park
- Suite 200 features two offices facing the Flatirons along the front range, open office space, kitchenette, restrooms, shower, and private balcony
- Suite 220 is comprised of two offices, glass lined conference room, open office space, private restroom, phone booth, and kitchenette
- 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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