

RESEARCH & DEVELOPMENT BUILDING FOR LEASE

38,744 SF Single Tenant Building Opportunity With The Ability To Demise Down To 11,500 SF
Featuring Existing Clean Rooms & Lab Spaces

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NEW LEASE RATE

FLATIRON PARK | 5733 CENTRAL AVENUE, BOULDER, CO 80302

Welcome to 5733 Central Avenue, a R&D Building with existing life science capabilities located in the coveted Flatiron Park. 5733 Central Avenue provides the ideal infrastructure for research and development with state-of-the-art lab spaces, two class 10,000 clean rooms, and storage areas. Enjoy a spacious breakroom, private offices, corporate conference rooms, and open office areas that foster productivity and collaboration. With an elevator, backup generator, and convenient parking, this R&D Building is poised to support your organization's success in Boulder.

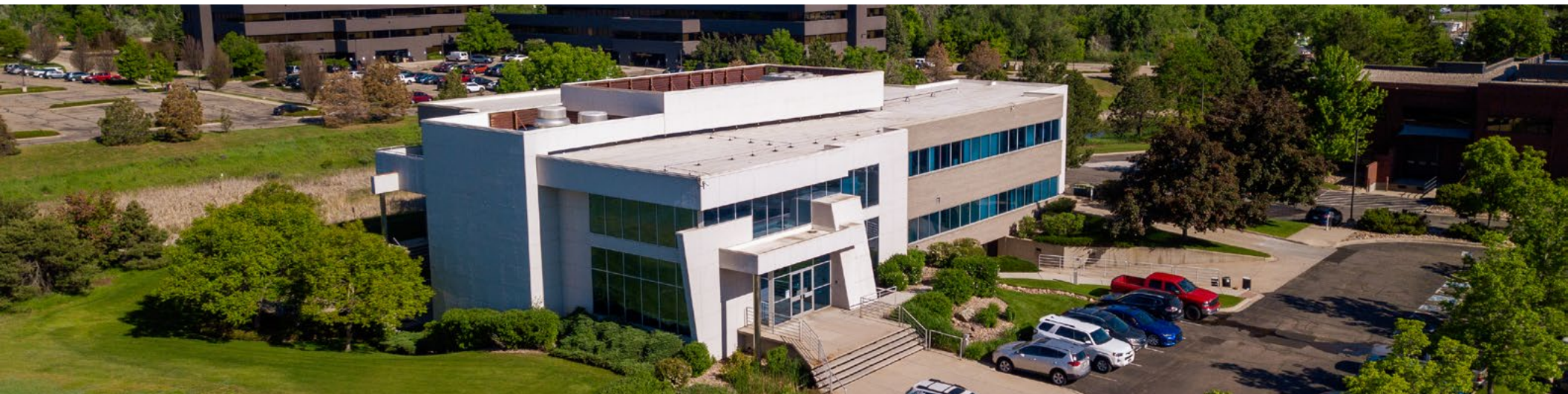
Call us for more information and to set up a tour.

TERMS

Rentable Square Footage:	11,500 RSF (Top Floor User) – 38,744 RSF (Single Tenant User)
Lease Rate:	NEW LEASE RATE! \$23.00 / SF / NNN
Expenses:	\$13.22 / SF + Utilities
Power:	500kVA, 277/480V, 3 Phase, 4W

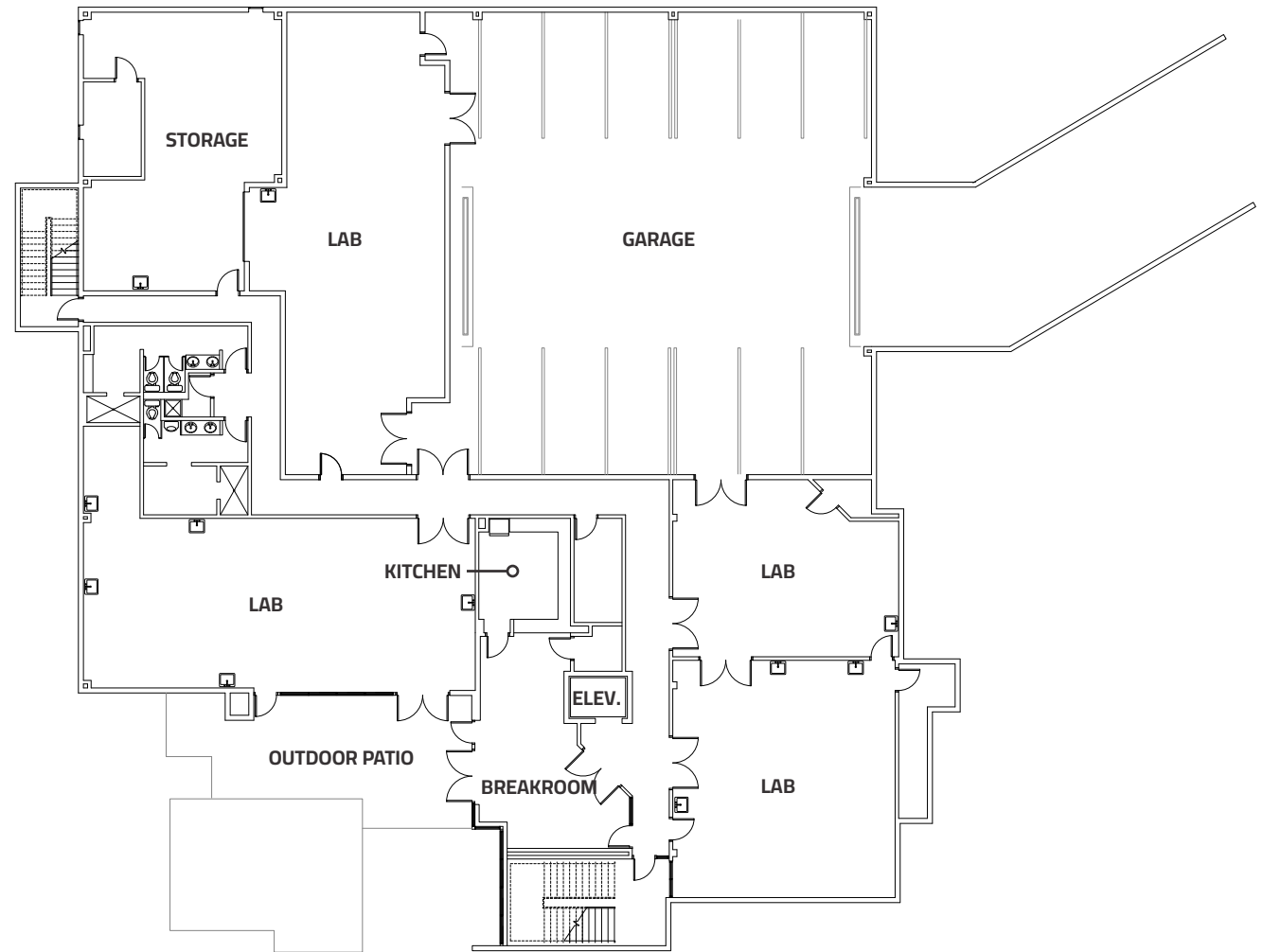
PROPERTY FEATURES

- Premier R&D space in sought-after Flatiron Park with life science capabilities
- 2 class 10,000 clean rooms
- Large corporate conference room
- Second conference room with walkout balcony and stunning western views
- Well-equipped lab spaces and ample storage for specialized needs
- Open office area with private offices
- Backup natural gas generator
- Garden level features a spacious kitchen and walkout outdoor patio space
- Beautifully lit grand entrance with mountain views
- Elevator for easy access to all floors
- Underground garage for convenient parking and accessibility
- Amenities within walking distance
- Expansion opportunities (Ability to add 28,000 SF)



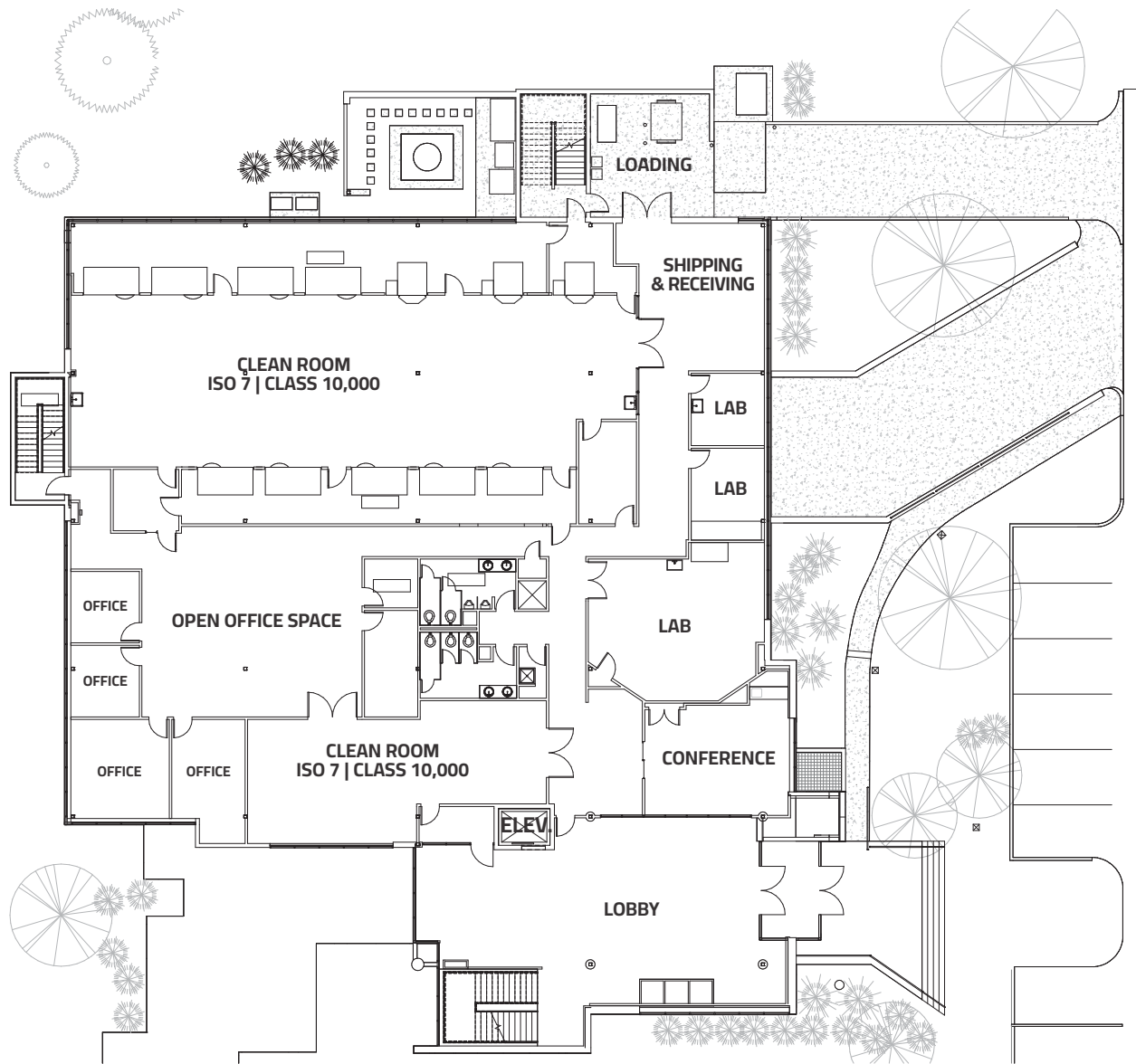


GARDEN LEVEL - FLOOR PLAN



The **Garden Level** features a well-appointed kitchen with a large breakroom. The Garden Level includes lab spaces and storage areas, allowing for efficient organization and accessibility. With a walkout outdoor patio space, occupants can enjoy the fresh air and picturesque surroundings.

MAIN FLOOR - FLOOR PLAN



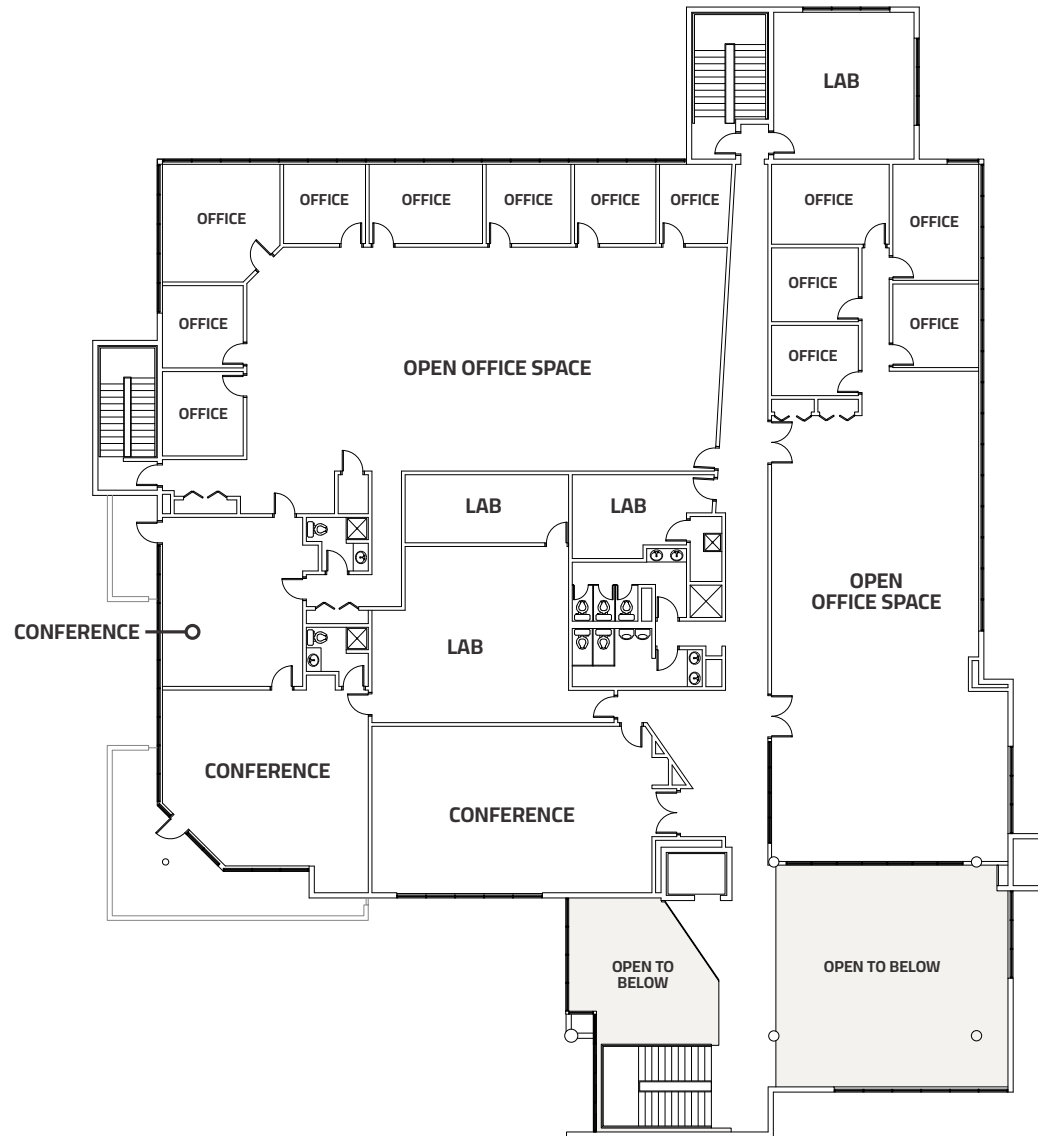
The **Main Floor** features two state-of-the-art clean rooms, offering a controlled environment for specialized research and development activities. The Main Floor also includes a backup natural gas generator.





2ND FLOOR - FLOOR PLAN

11,500 SF



The **2nd Floor** boasts a large corporate conference room, two additional conference rooms featuring walkout balconies with breathtaking western views and open office layout complemented by private offices. This floor strikes the perfect balance between collaborative and focused work environments.

ABOUT FLATIRON PARK

Welcome to Flatiron Park, a master-planned business park nestled in the heart of Boulder. Experience the vibrant campus environment with its serene open spaces, lush landscaping, and breathtaking mountain views.

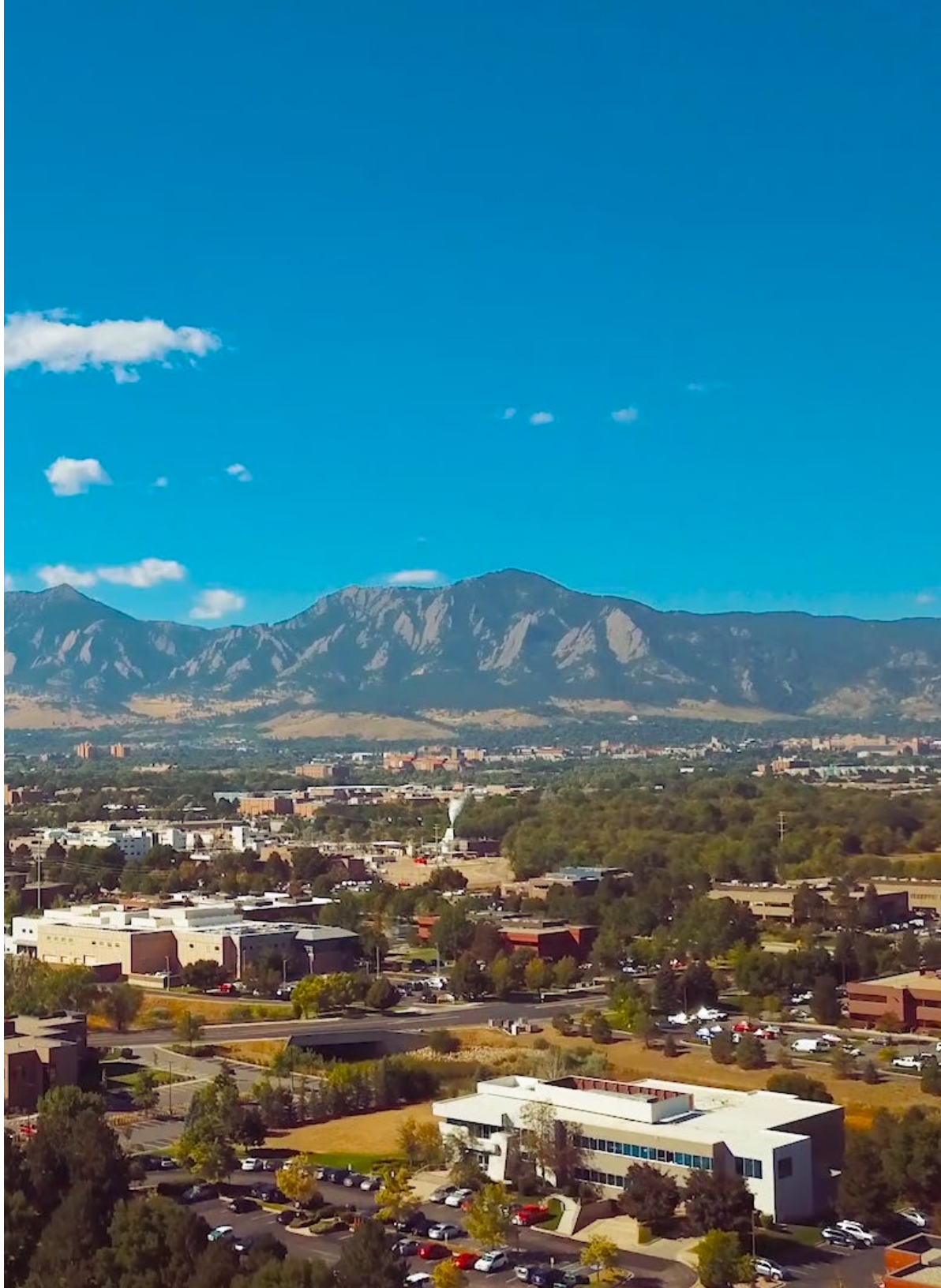
Here's what sets Flatiron Park apart:

- Tranquil open spaces and mature landscaping
- Convenient access to Boulder's pedestrian and bicycle paths
- Engaging community atmosphere with regular events and food truck offerings
- 5 minutes to The University of Colorado Campus
- <10 minutes to downtown Boulder
- Strategic location with easy access to major highways
- State Highway 157 (Foothills Parkway) with interchanges at U.S. 36 (Denver-Boulder Turnpike), Pearl Street, and SH 119
- Just 25 miles from downtown Denver via U.S. 36 and I-25
- Only 40 minutes from Denver International Airport via the Northwest Parkway/E-470

In addition, Flatiron Park provides excellent connectivity and accessibility:

- Flatiron Flyer FF6 line offers direct access between Boulder Junction and Union Station, with a stop in Flatiron Park
- Planned RTD light rail B line extension for convenient service to Longmont and downtown Denver

Discover a unique work-life balance at Flatiron Park, where you can enjoy a cup of coffee, savor a microbrew, or take a leisurely stroll or bike ride along the scenic paths. Immerse yourself in a campus environment designed to enhance your well-being and embrace the active, healthy lifestyle that Boulder is renowned for.





BOULDER OVERVIEW

Nestled at the base of the Rocky Mountains, Boulder stands as one of the most sought-after cities to live and work in the United States. Boulder's allure lies in its thriving innovation-driven industries. The city excels in technology, natural foods, biosciences, satellite and defense, outdoor products, and renewable energy sectors. This supply-constrained market creates an environment primed for growth and success.

What makes Boulder stand out is the infusion of capital and ideas from across the nation. Local businesses benefit greatly from the research-driven intellectual capital provided from the University of Colorado at Boulder. Collaborations with federal research agencies like the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration, and the National Renewable Energy Laboratory further fuel innovation and breakthroughs.

Boulder offers access to a highly educated talent pool, with one of the nation's highest concentrations of software engineers. The city fosters fierce competition among companies vying for attractive office spaces that support continuous growth in the most desirable locations. Downtown Boulder, with its cutting-edge tenant roster, reflects the vibrant fabric of this thriving community.

Key Highlights of Boulder:

- Impressively low unemployment rate of 2.1%
- Reputation as an outdoor paradise, attracting individuals seeking an active and fulfilling lifestyle
- Over 155 miles of interconnected biking and hiking trails, catering to outdoor lovers of all levels
- An impressive 300+ days of sunshine every year



#1

BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1

IN THE U.S. ON THE
BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

#2

BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

TOP HOUSING MARKET IN U.S.
FOR GROWTH & STABILITY
- 5 YEARS RUNNING -
[SMARTASSET]

"TOP CITY
TO WATCH IN 2020"
[WORTH MAGAZINE]

#1

BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP 10

IN U.S. FOR WOMEN-FOUNDED,
VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

TOP 25

GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

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