



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

1510 28TH STREET, SUITE 200
BOULDER, COLORADO 80303
303.449.1420 | WWW.DEANCALLAN.COM

OFFICE SPACE FOR LEASE

**2500 55TH STREET
BOULDER, COLORADO 80301**

Full second-floor office space available at 2500 55th Street. Expansive layout featuring private offices, conference rooms, and open office areas. This prime location within Flatiron Park, Boulder's coveted business park, offers a tranquil work environment amidst open spaces, lush landscapes, and stunning mountain vistas. Experience a unique work-life balance, supported by convenient access to Boulder's paths, community events, and quick links to major highways. Elevate your business at the heart of a vibrant community and enjoy the seamless blend of productivity and well-being.

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

TERMS

Space Available:

9,561 - 21,088 SF

Lease Rate:

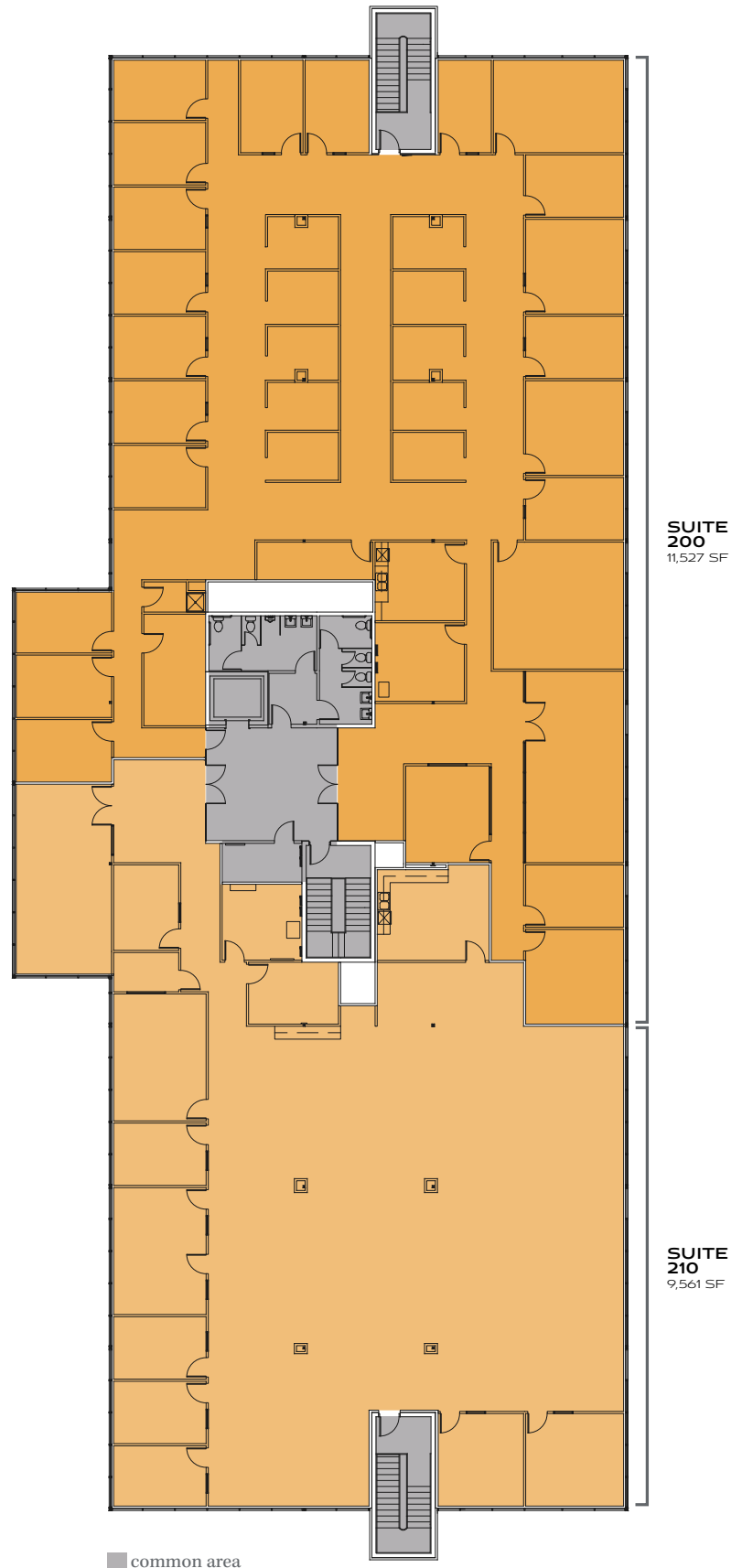
Negotiable

Expenses:

\$14.09 / SF (Est. 2025)

PROPERTY FEATURES

- **Full Second-Floor Office Space**
- **Prime Location in Flatiron Park:** Nestled in Boulder's renowned business park, enjoy serene open spaces and scenic mountain views
- **Well-Designed Interior:** Well-appointed features such as private offices, conference rooms, and open office areas
- **Tranquil Work Environment:** Harmonious blend of work and nature, surrounded by lush landscaping and tranquil open spaces
- **Exceptional Connectivity:** Convenient access to major highways, public transportation, and proximity to downtown Boulder





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.

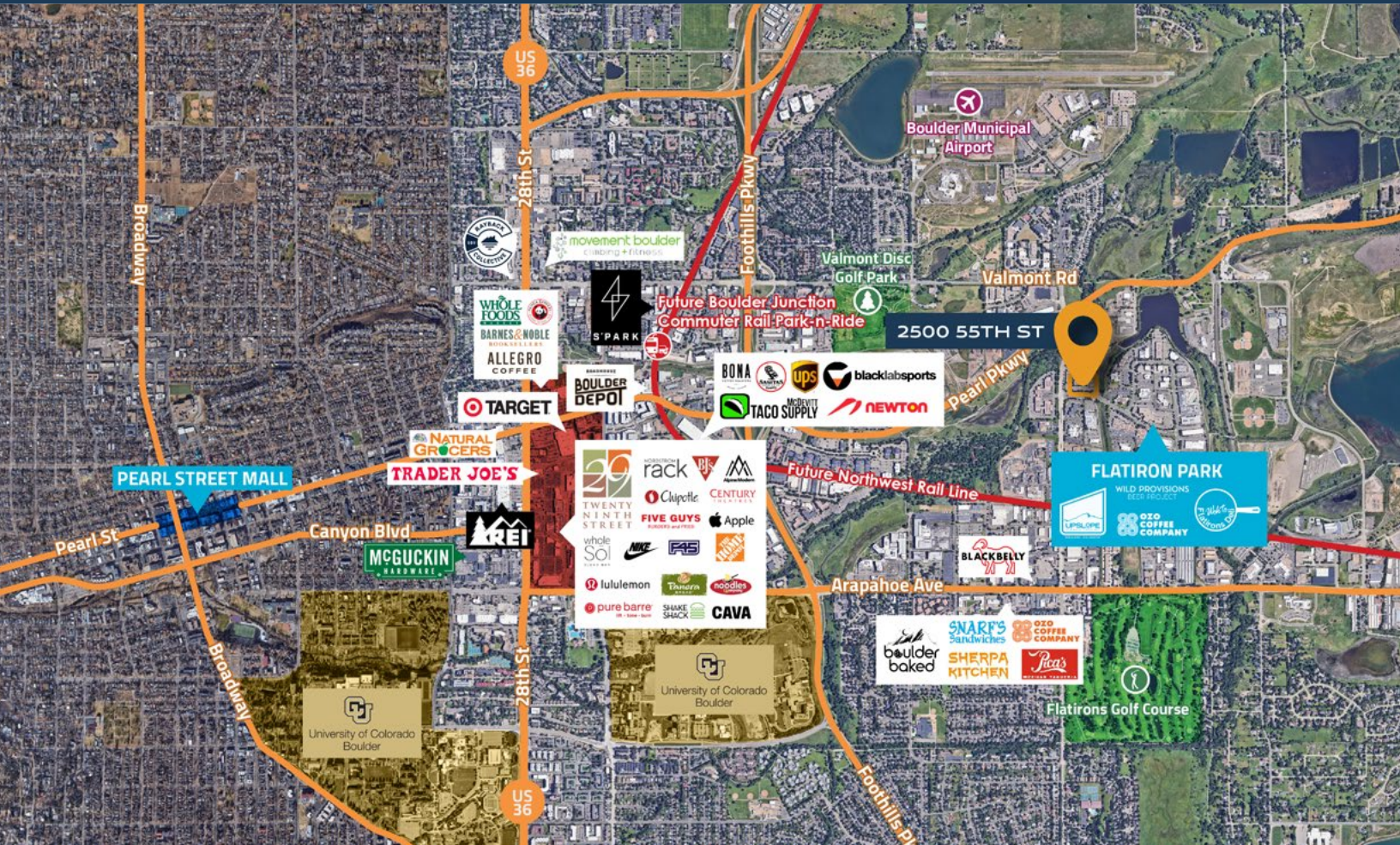
Here's what sets Flatiron Park apart:

- 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.



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