

Join tenants in high-tech, consulting, communications and bioscience industries.



Office/Flex/R&D Space For Lease

3,534± SF Available on the 2nd Floor at \$18.50/RSF, NNN

9,310±* SF Available on the 1st Floor at \$22.00/RSF, NNN

***Can build 1,884± SF Mezzanine for a total of 11,194± SF on the 1st Floor**

Operating Expenses = \$7.53/sf excluding utilities & janitorial - Estimated 2018

Building Highlights

Building Size: 41,068 SF	Year Built: 1991, 1999, 2000
Parking Ratio: 2.53:1,000	Zoning: IG
Fiber: Comcast	Showers
Loading: 3 dock-high doors, 1 drive-in door (via ramp)	
Available 1st floor space has a loading dock	

Property Highlights

- 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
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

For leasing information:



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FLATIRON

CONNECT CREATE INNOVATE

2108 55th Street
Boulder, Colorado

Office/Flex/R&D Space For Lease

FLOORPLANS:

1st Floor

9,310± SF*
Available

* Can build 1,884± SF Mezzanine
for a total of 11,194± SF

2nd Floor

3,534± SF
Available 10/1/17

SITEPLAN:



For more information:

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