

2108 55th Street

Boulder, Colorado

Join tenants in hightech, 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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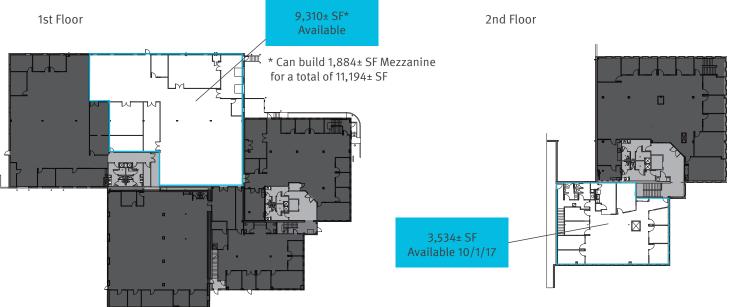
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FLOORPLANS:



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