

FLATIRON PARK NORTH

2500 - 2580 55th Street | Boulder, Colorado

Flatiron Park North is the hallmark of the progressive Boulder workstyle. Driven by a strong ethos for sustainability, the park features sun-powered energy, endless bike paths, resident honeybee hives, and abundant open space on every side. Join Boulder's most progressive businesses in this sought-after East Boulder oasis.

4 OFFICE BUILDINGS
170,000 SQUARE FEET
CLIMATE CONSCIOUS
MINDFULLY MANAGED



LEASING CONTACTS:

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Ready for **your** Business in Boulder, Colorado

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Diverse Tenant Mix

Flatiron Park North attracts a variety of innovative businesses. Whether you seek an East Boulder R&D location or a new tech headquarters hub, our space can accommodate your current needs and growth goals.



Collaborative Building Ownership

The forward-thinking ownership team at Flatiron Park North takes pride in creative collaboration with tenants.



Bee Hives

Flatiron Park is home to a managed bee hive colony, supporting the nearly 90% of plant species that rely on pollinators to reproduce.



Bike Path Hub

Flatiron Park North is situated at the convergence of multiple bike path routes leading to all of Boulder.



Transportation Hub

Employees can access Flatiron Park North easily via one of multiple RTD Transit routes that run directly through the Flatiron district.



Renewable Energy

Coming FALL 2021, Flatiron Park will begin subscribing to a community solar array. This exciting innovation will help support Colorado's shift to 100% renewable energy while providing below-market utility rates for tenants.



2500 55TH STREET

All suites are available **immediately**. Ownership is ready and willing to collaborate in the build-out of your ideal space!

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» SUITE 100	13,386 SF	\$19 - \$20 NNN
» SUITE 101	3,709 SF	\$19 - \$20 NNN
» SUITE 210	10,107 SF	\$19 - \$20 NNN
» ALL	27,202 SF	\$19 - \$20 NNN



SUITE 100

Whiteboxed and ready for buildout.



SUITE 101

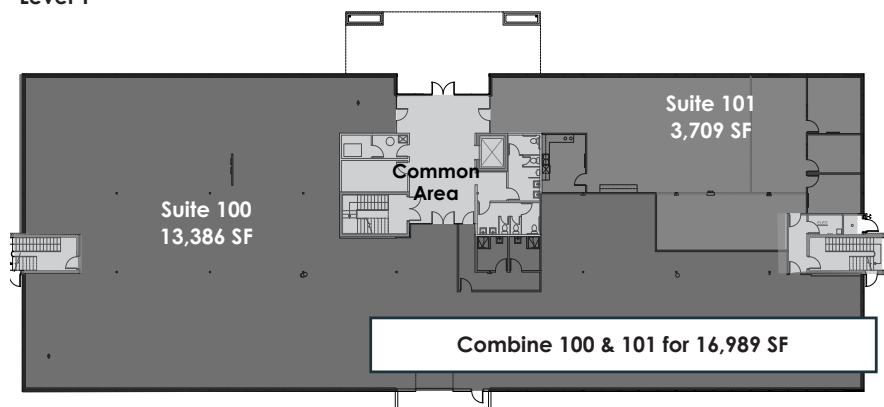
Open bullpen for collaborative work.



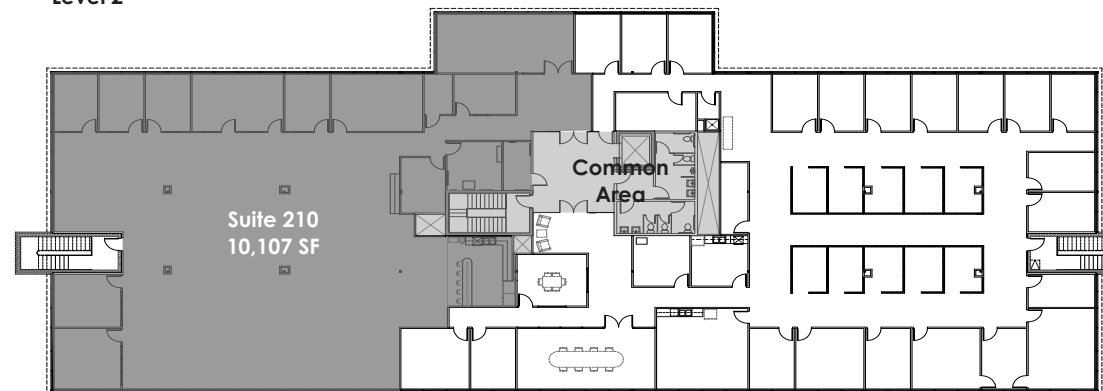
SUITE 210

360° views of Boulder's wide open vistas.

Level 1



Level 2



2580 55TH STREET

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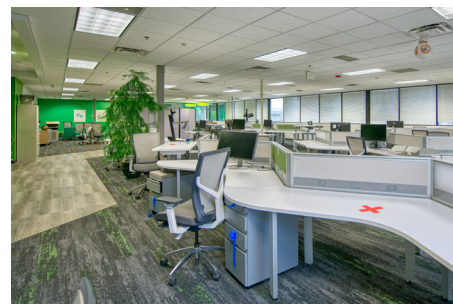
- » SUITE 100 7,842 SF
- » SUITE 201/210 14,770 SF
- » SUITE 300 20,384 SF

7,371 SF (201) / 7,399 SF (210)

\$19-\$20 NNN
\$20 NNN
\$21 NNN



SUITE 100 Multiple conference rooms

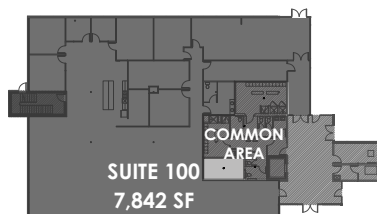


SUITE 201/210 Collaborative work spaces

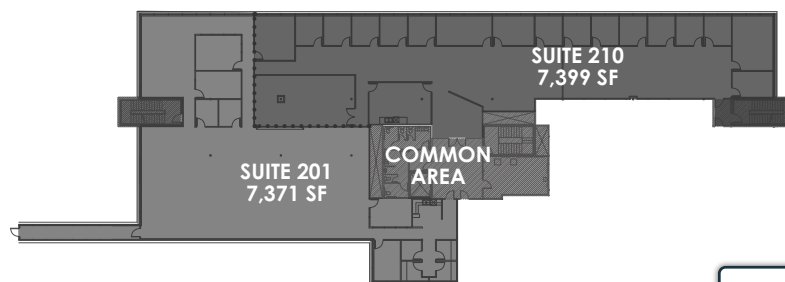


SUITE 300 Ready to customize to your needs

Level 1

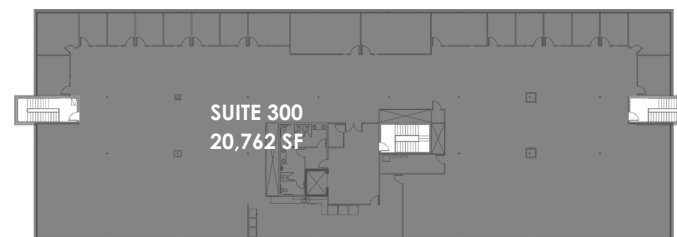


Level 2



Combine 201 & 210 for 14,770 SF

Level 3



[VIEW VIRTUAL TOUR](#)