



5665 Flatiron Parkway

Boulder, CO

... **OWNERSHIP POSITION** Granted as Negotiated with a Qualified Lease!

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[Property Info & Gallery](#)

[View Map](#)

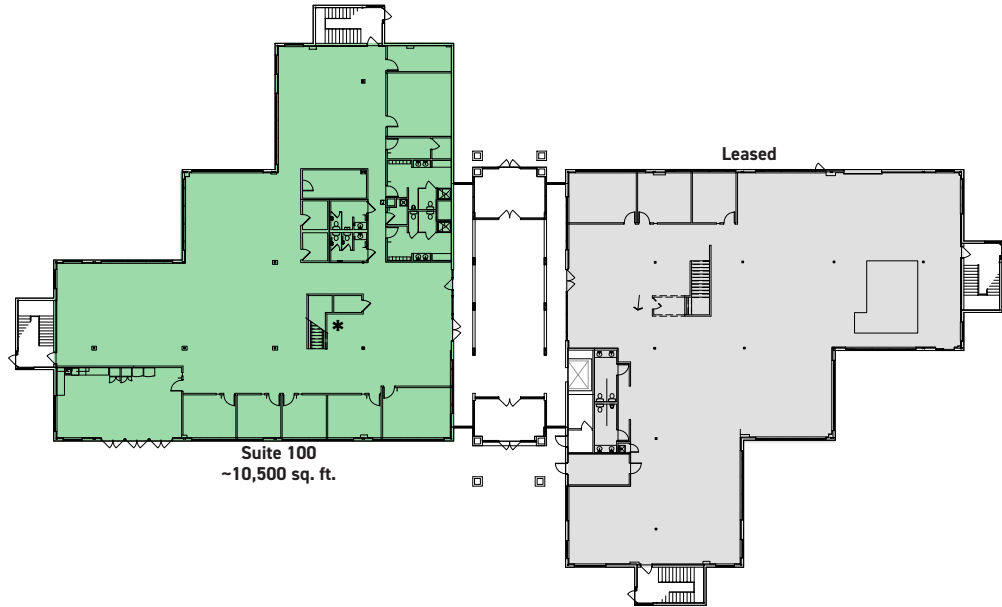
Available Space	3,800 - ~32,000 sq. ft.
Lease Rate / sq. ft.	\$23.00 NNN
Expenses / sq. ft.	\$10.85*

**Plus Utilities & Janitorial*

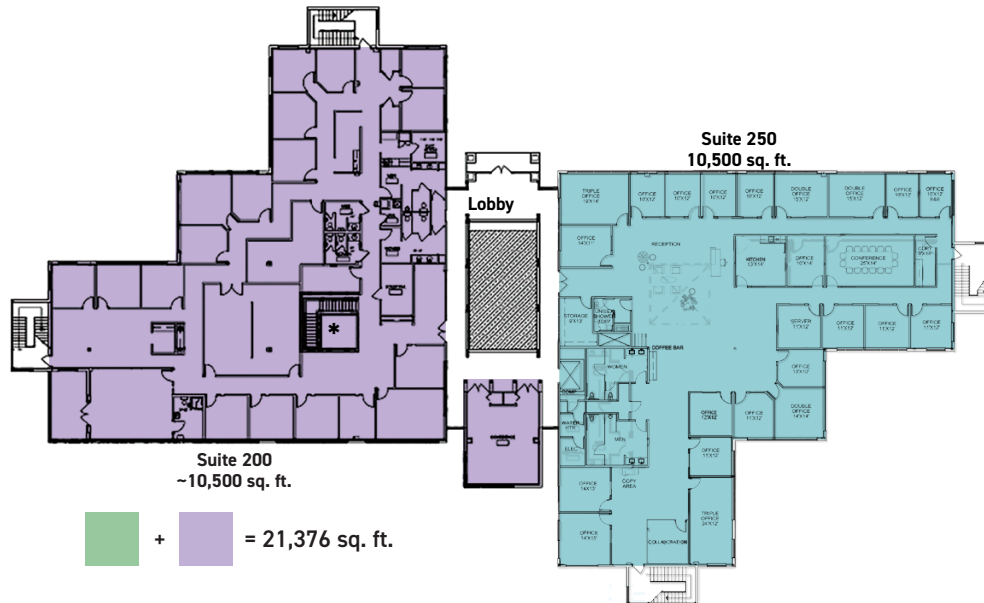
- **Exceptional Office / Flex Space in Flatiron Park**
- Suite 250 is Divisible to 3,800, 4,500, 5,500, or 6,200 sq. ft.
- Outdoor Gathering Spaces & Furnishings Provide a Great Place for Mid-Day Breaks, Lunches or Meetings
- Beautiful Skylights Above the Reception Area Bringing in Lots of Natural Light
- Private Restrooms & Shower Rooms in Every Suite
- Flatiron Business Park – Home to a Wide Variety of Tech, Life-Science, & Quantum Companies, such as Apple, Atom Computing, Corden Pharma, Nite Ize, Colorado Quantum Incubator & More
- Host Business Meetings or Grab a Coffee at East & Co., Ride to Work on the South Boulder Creek Bike Path, & Unwind at the Wild Provisions Beer Project, All Located within Flatiron Park
- Close to Breweries & Restaurants Such as Ozo Coffee, Upslope Brewing, Wild Provisions Beer Project, Baby Goat Coffee, Blackbelly Restaurant, Snarf's Sandwiches & Pica's Taqueria

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First Floor



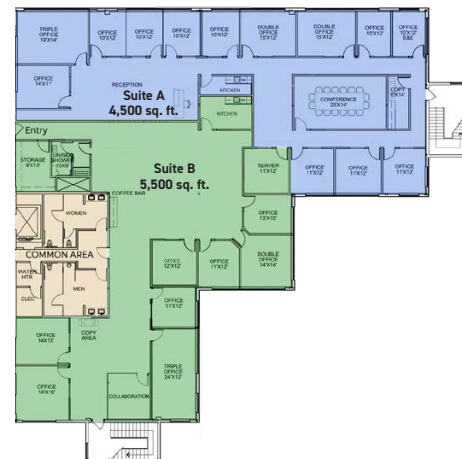
Second Floor



*Internal Stairwell
Connecting Suites

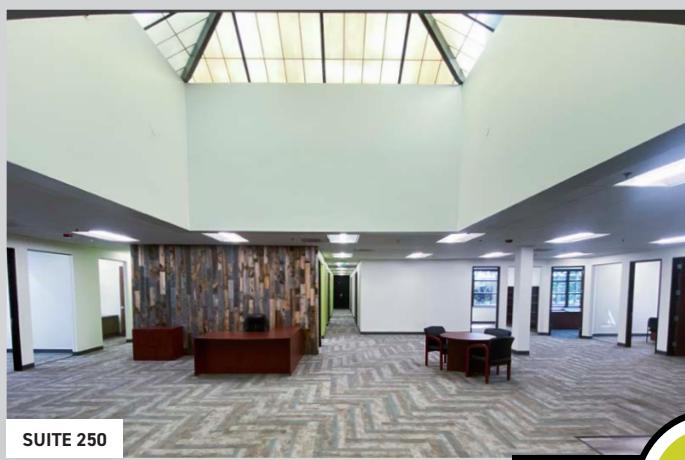
+ = 21,376 sq. ft.

Suite 250 Demising Options

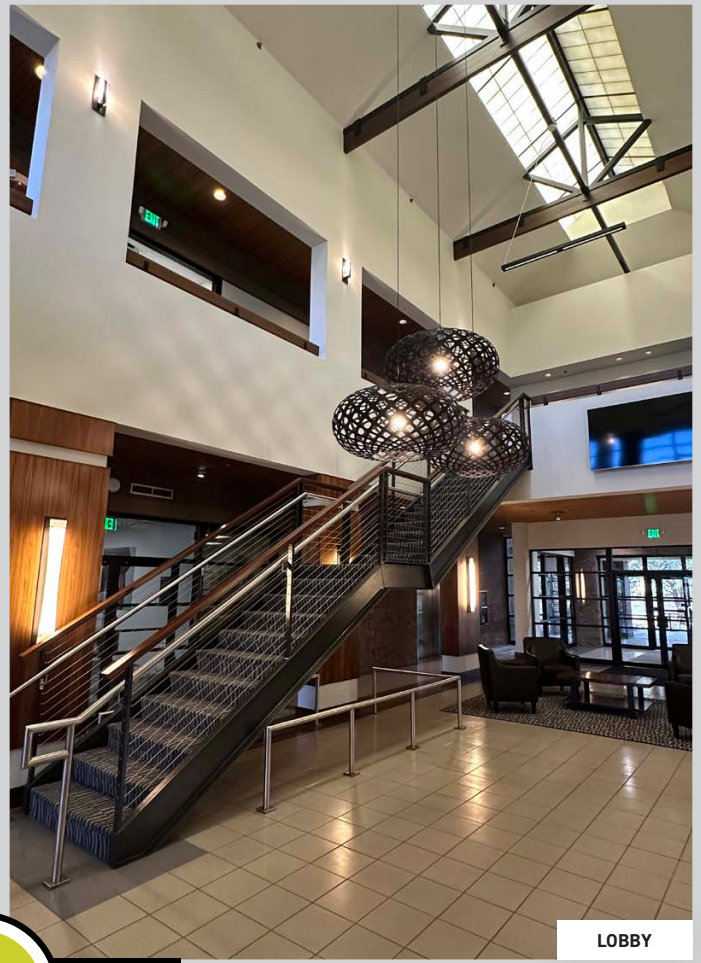




SUITE 100 PATIO SPACE



SUITE 250

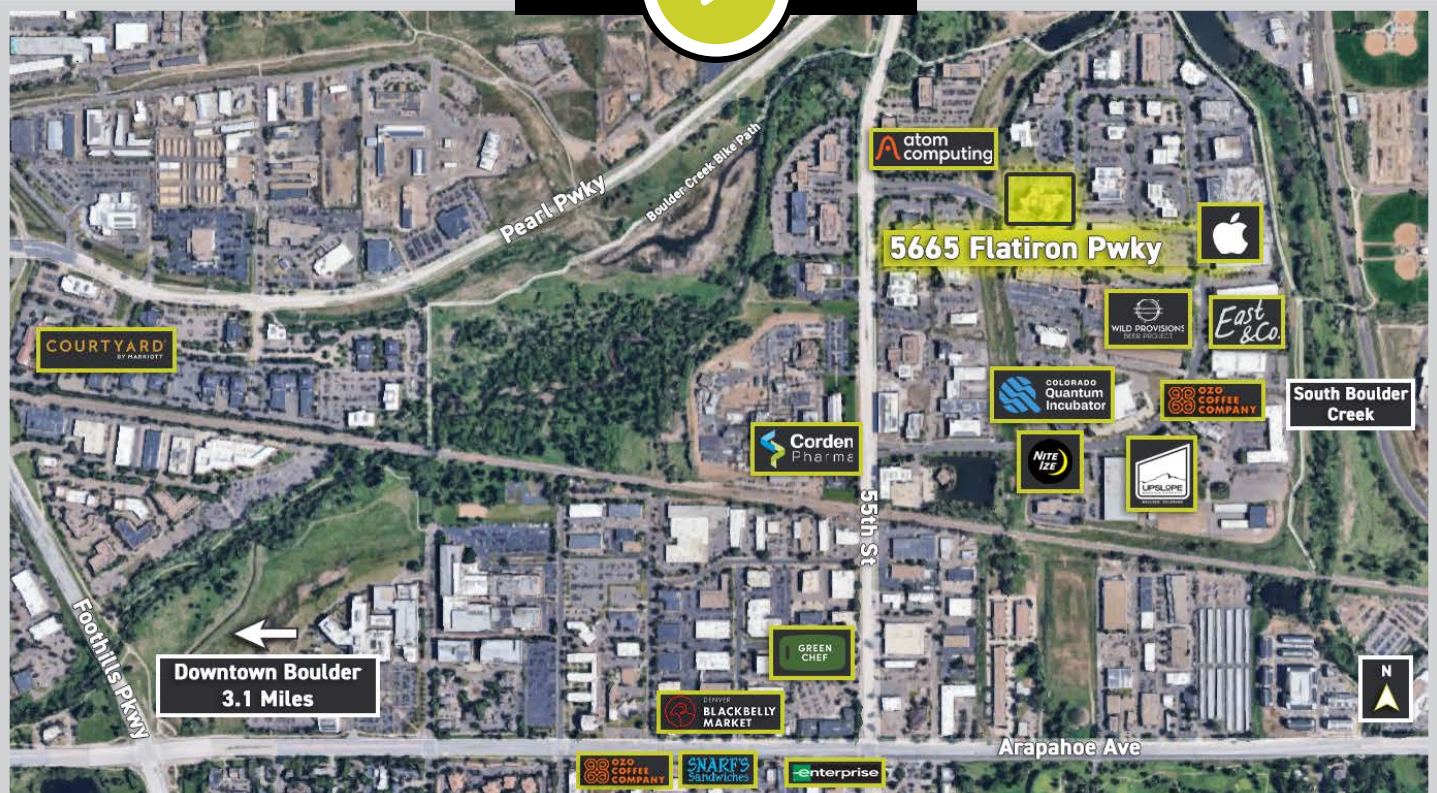


LOBBY

VIDEO



TOUR



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