



5277 Manhattan Circle

Boulder, CO

Move-In Ready Office Suites with Flatiron Views

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Property Info & Gallery

View Map

Suite 100	567 sq. ft.	\$17.00 NNN \$14.50 NNN
Suites 114 & 118	791 - 1,936 sq. ft.	\$17.00 NNN \$14.50 NNN
Suite 200	1,016 sq. ft.	\$21.00 NNN \$19.00 NNN
Expenses / sq. ft. (2026)		\$13.90*

**Not Including Utilities*

- Quiet Building Ideal for Medical or Professional Office Use
- Suite 100 is Efficiently Designed for Medical or Wellness Use with a Reception Area, Private Office, & Exam Room Along with a Shared Patio
- Suites 114 & 118 Feature Western Views, Waiting Areas, Private Offices, Exclusive Patios & Shared Kitchen
- Suite 200 Offers a Reception Area, Open Work Area, 3 Large Private Offices, Full Kitchen, & Expansive Patio with Flatiron Views
- Remodeled Building Features an Elevator, Rooftop Terrace, Tenant Shower & On-Site Management
- Free Covered Parking, Street Parking, Reserved Client / Patient Parking & Close Proximity to RTD
- Conveniently Located Just Off of Hwy 36 & Foothills Parkway

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2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

First Floor

Suite 100 - 567 sq. ft.

Suite 114 - 791 sq. ft.

Suite 118 - 994 sq. ft.

Suites 114 & 118 can be combined with Suite 108 for 1,936 sq. ft.

Offices 106 & 108 are also available for \$650 - \$875/ Month FSG



VIDEO



TOUR



SUITE 118



SUITE 114



PRIVATE PATIO



FIRST FLOOR WAITING AREA

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Second Floor

Suite 200 - 1,016 sq. ft.

Single Offices in Suite 250 are also available for \$675 - \$ 1,1150/ Month FSG

