



5277 Manhattan Circle

Boulder, CO

Move-In Ready Office Suites with Flatiron Views

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Property Info & Gallery

View Map

Suite 118	994 sq. ft.	\$17.00 NNN \$14.50 NNN
Suite 200	1,016-1,505 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 118** Features Western Views, Waiting Area, Private Offices, Exclusive Patio & Shared Kitchen
- **Suite 200** Offers a Reception Area, Open Work Area, 3 Large Private Offices, Full Kitchen, & Expansive Patio with Flatiron Views. Currently 1,106 RSF with Option to Expand to 1,505 RSF
- 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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First Floor

Suite 118 - 994 sq. ft.

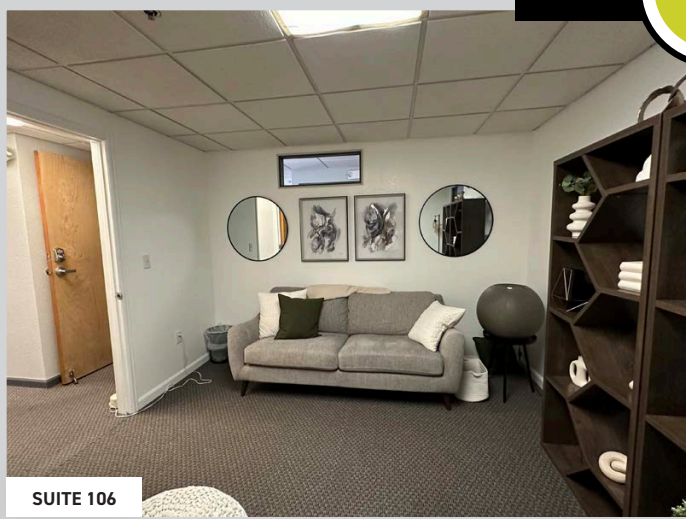
Offices 106 & 108 are also available for \$650 - \$875/ Month FSG



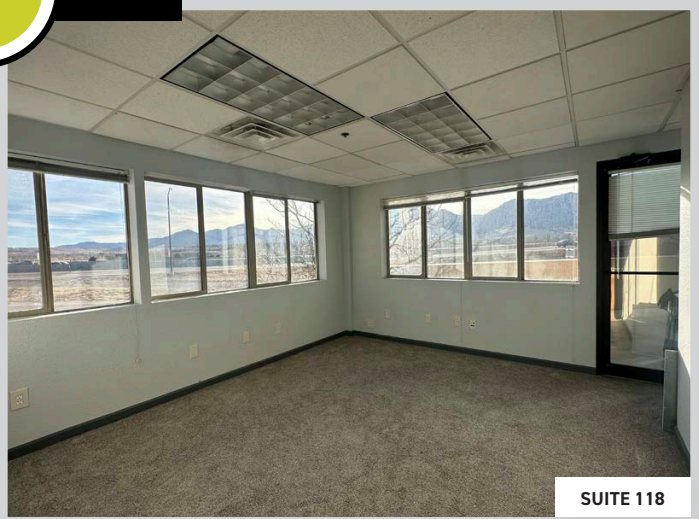
VIDEO



TOUR



SUITE 106



SUITE 118



PRIVATE PATIO



FIRST FLOOR WAITING AREA

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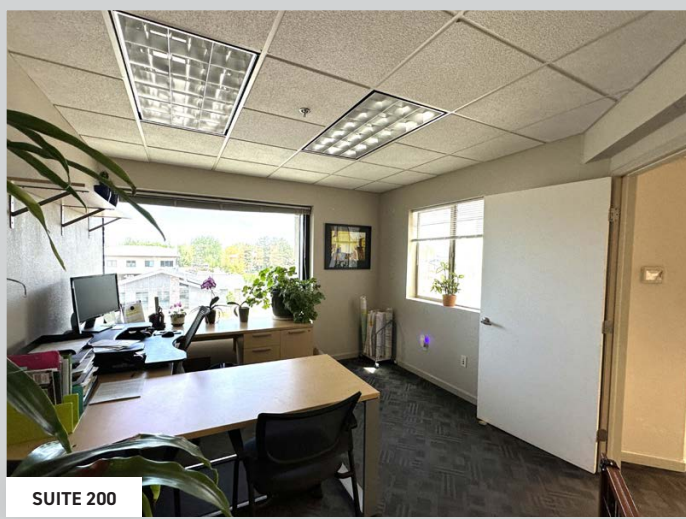
Second Floor

Suite 200 - 1,016 sq. ft.

Single Offices in Suite 250 are also available for \$675 - \$ 1,115/ Month FSG

Suite 200 Expansion Option

- 1,505 sq. ft.



SUITE 200



ALL TENANT ACCESS PATIO

