



5665 Flatiron Parkway

Boulder, CO

Astounding Owner / User Opportunity in Flatiron Park

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[Property Info & Gallery](#)

[View Map](#)

Building Size	41,411 sq. ft.
Available Space	10,500 - ~32,000 sq. ft.
Sale Price	\$11,950,000
NOI (2026)	In Place NOI Upon Registration & NDA
Exceptional Assumable Loan in Place at 3.25%	

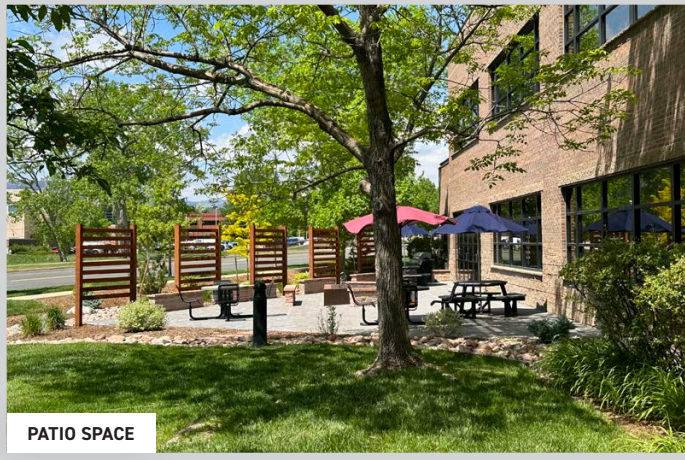
- Excellent Owner-User Opportunity to Occupy up to 10,500 sq. ft. Now with an Additional 21,367 sq. ft. Available in May 2027
- Flexible Space with OH door on Floor for Flex Use – Upgraded Office with Showers & Outdoor Decks & Views on 2nd Floor
- Building Features Outdoor Gathering Space with Grill, Grand Entryway with Skylight & Skylights in the 2nd Floor Suites
- Suites 100 & 200 are Connected with an Internal Stairway
- 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
- Great Boulder Location - 10 Minutes from HWY 36 & Downtown Boulder, 25 Minutes to Longmont, 40 Minutes to Downtown Denver, & 50 Minutes to DIA

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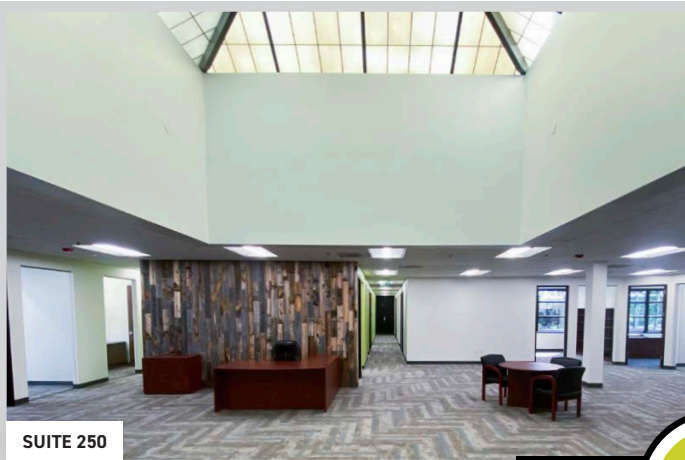
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



PATIO SPACE



LOBBY



SUITE 250

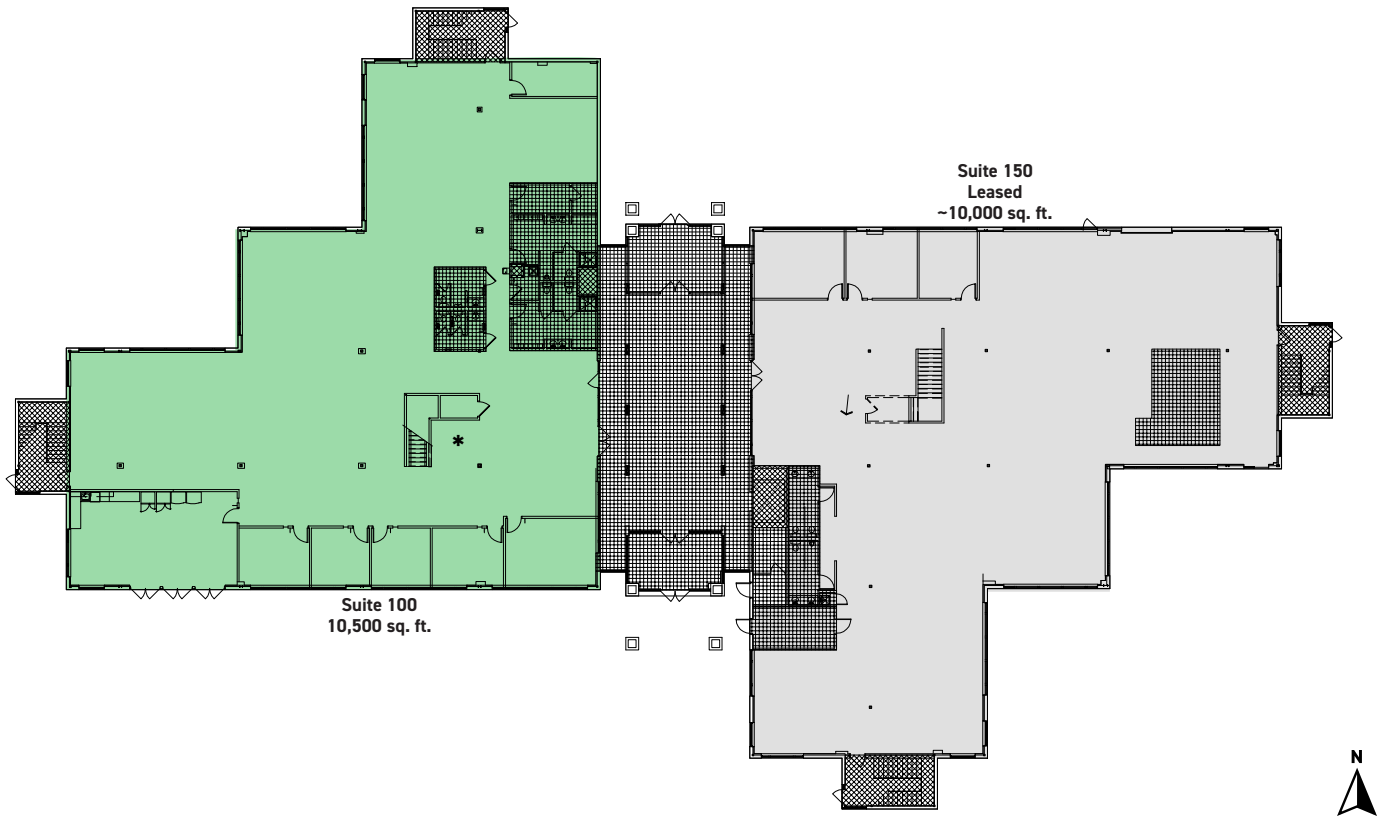
VIDEO



TOUR



First Floor



Second Floor

