



## FLATIRON PARK OFFICE SPACE FOR LEASE

1855 S 57th Ct. Boulder, CO 80301

### PROPERTY HIGHLIGHTS

Experience elevated work life at View 57, where sophisticated design meets modern convenience. Enjoy expansive ceiling heights, abundant natural light, and textured concrete floors throughout the newly renovated space. Take advantage of free on-site parking, updated landscaping, and bike parking for easy access. The building offers an expansive lobby, showers, and locker rooms for added comfort. Located within walking distance to multi-use paths, coffee shops, and breweries, View 57 connects you to everything you need. Furnishings are available for sale, and kitchen access is negotiable to suit your needs. With thoughtful details across design and amenities, plus friendly neighbors, View 57 creates a workplace that's both inspiring and practical.

<b>Suite 100</b>	5,636 RSF
<b>Suite 210</b>	2,310 RSF
<b>Suite 215</b>	1,647 RSF
<b>Lease Rate</b>	\$24.00/RSF NNN
<b>Expenses (Est)</b>	\$11.21/RSF
<b>Availability</b>	Suite 100: Immediately Suite 210: Immediately Suite 215: 1/1/2026
<b>Zoning</b>	IG
<b>Parking</b>	2.5 : 1,000 SF

Colorado  
Group

FOR MORE INFORMATION

CrabtreeTeam

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Building Signage



Central Location



Elevator



Quality Finishes



Near Bike Path



Parking

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## PROPERTY PHOTOS - SUITE 100



For a complete disclaimer, please see page one of this brochure.

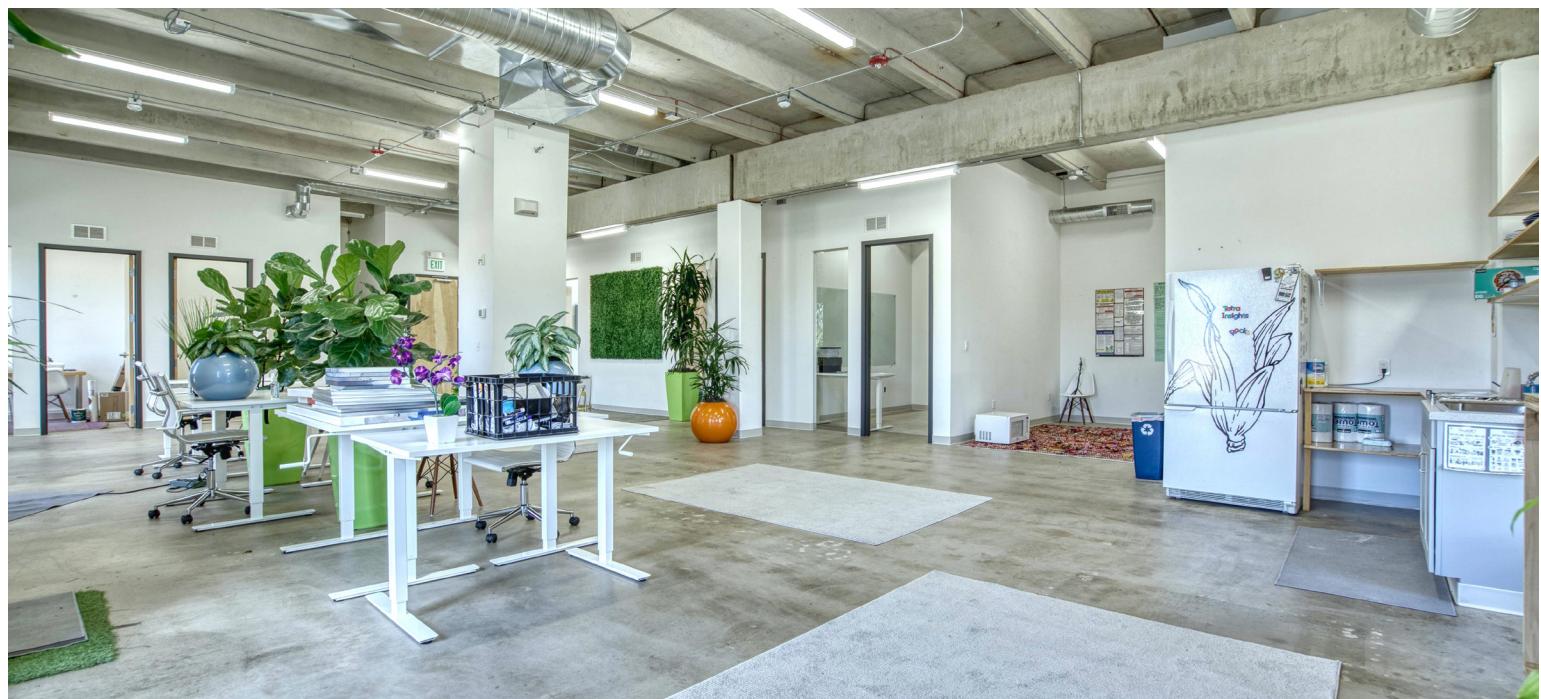
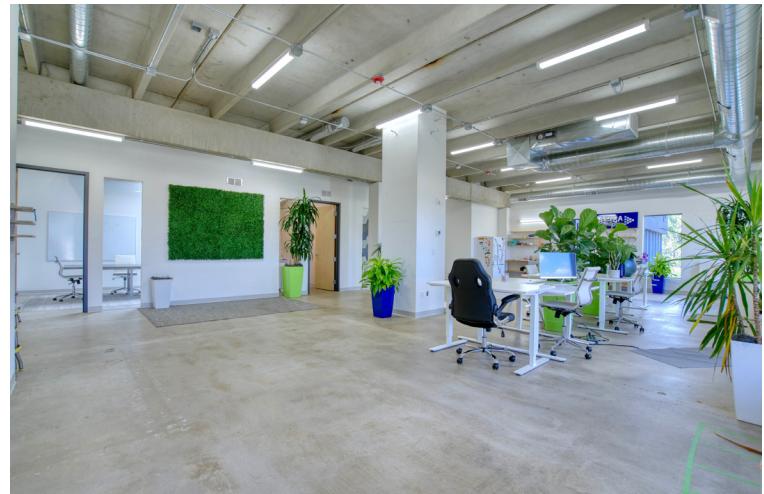
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## PROPERTY PHOTOS - SUITE 210



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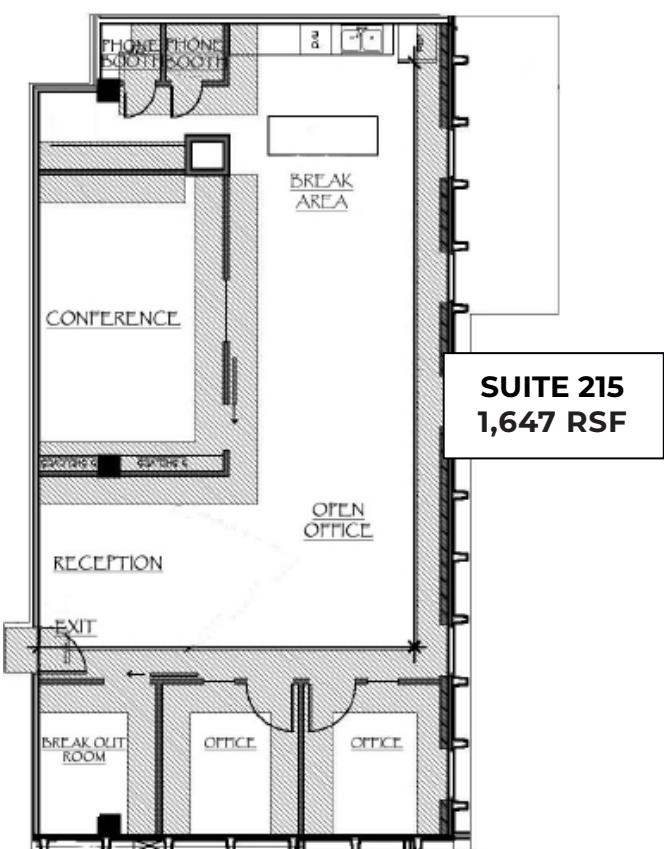
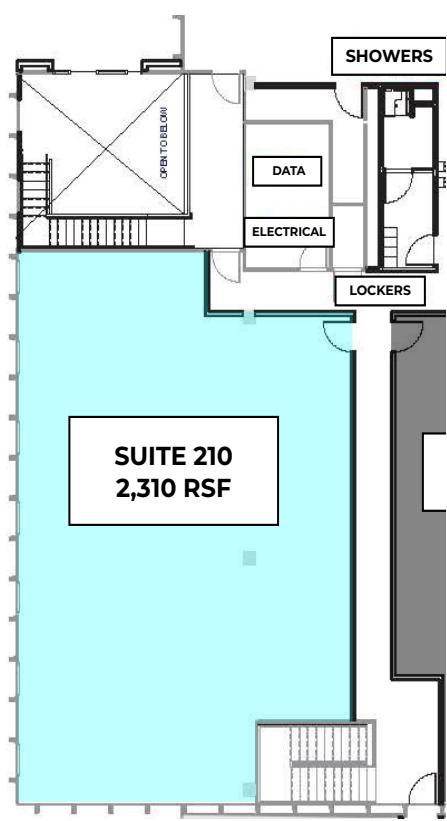
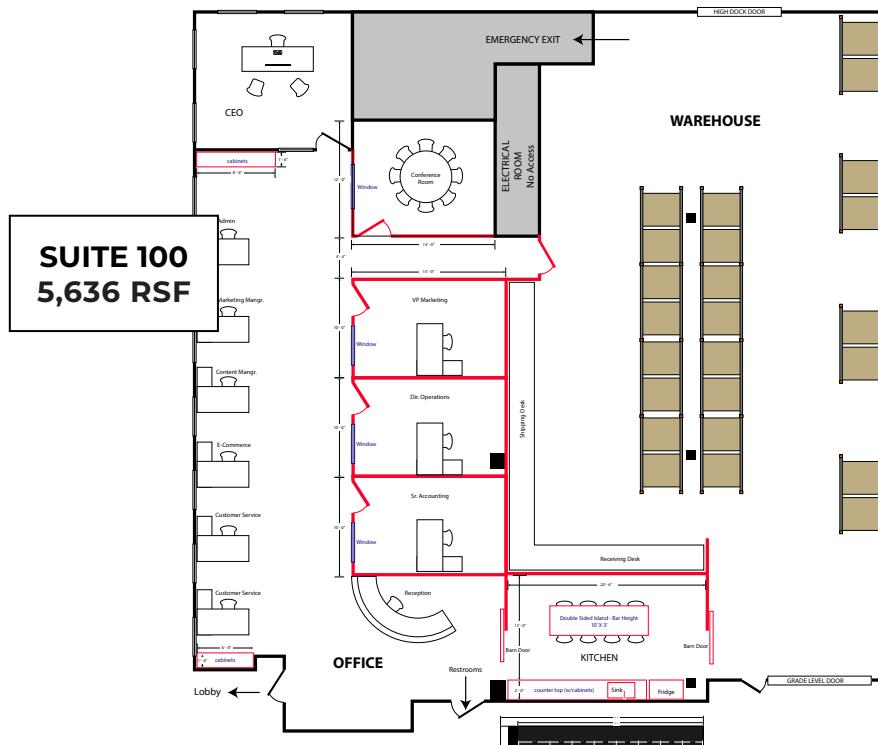
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## PROPERTY FLOOR PLANS



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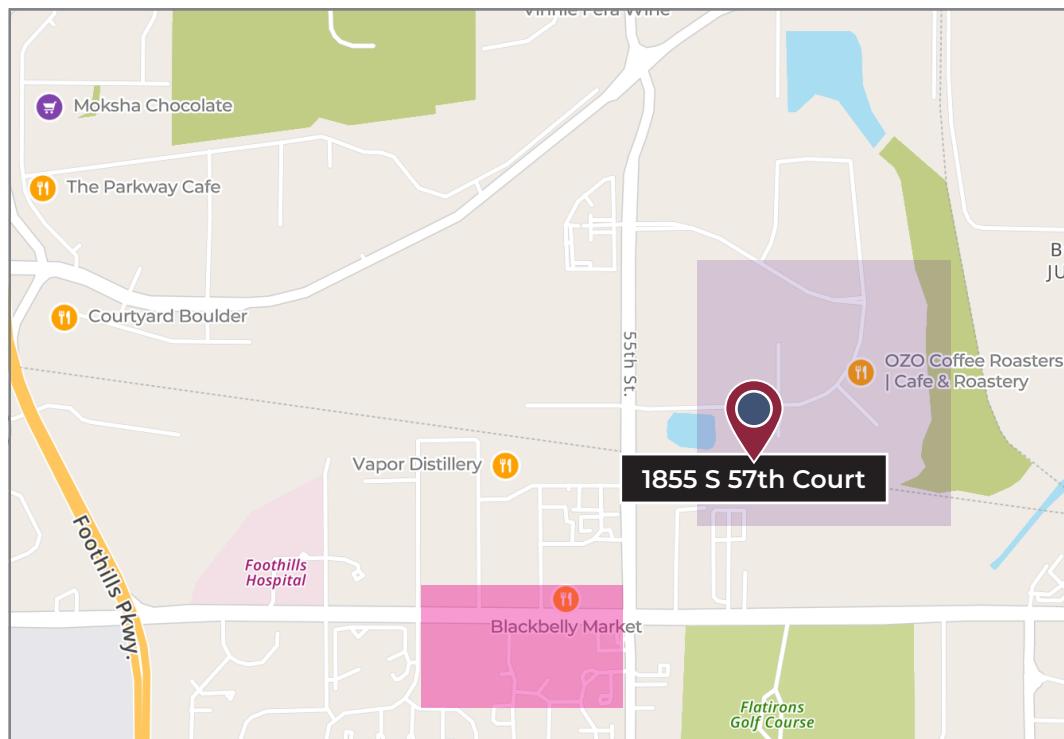
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## PROPERTY LOCATION



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