



DEAN CALLAN
& COMPANY INC

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OFFICE/FLEX & LAB SPACE AVAILABLE FOR LEASE

FLATIRON PARK WEST
2425-2555 55TH STREET
BOULDER, COLORADO 80301

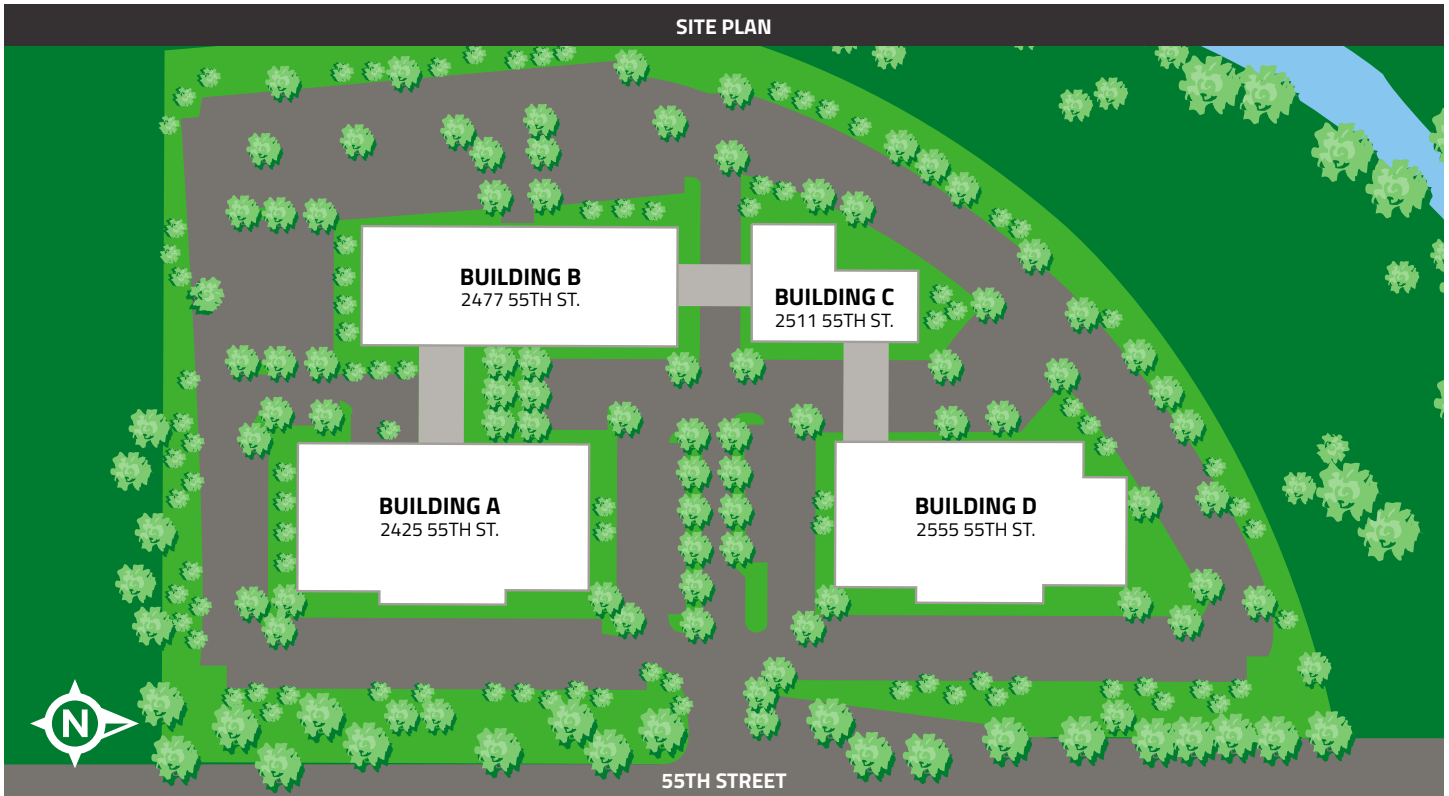
Flatiron Park West is a desirable campus environment with plenty of outdoor seating areas, mature landscaping, directional signage, and great access to Boulder Creek and pedestrian/bicycle paths. This locational advantage is crucial in a city that prides itself on the active and healthy lifestyle it provides.

Most available spaces are furnished and building B comes with a power generator.

[Call us for more information and to set up a tour.](#)

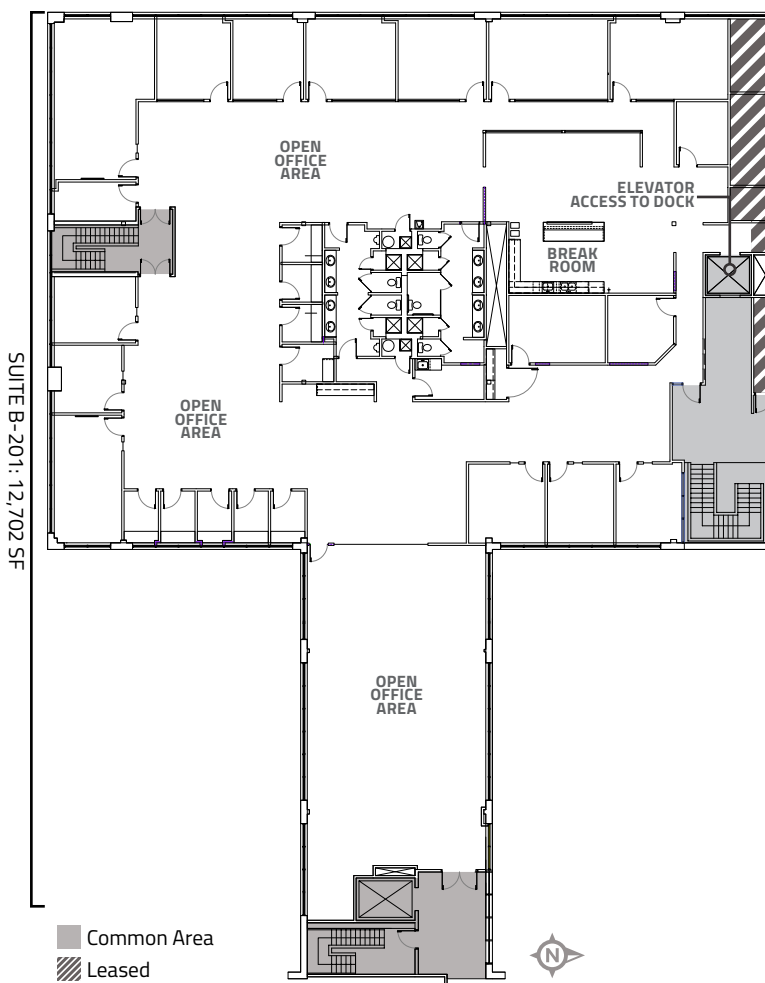
PROPERTY FEATURES

- Electric car charging stations
- Located in a desirable campus environment on the banks of Boulder Creek with outdoor seating, mature landscaping, and clear directional signage
- Provides excellent access to Boulder's pedestrian and bicycle paths, promoting an active and healthy lifestyle



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

BUILDING B - 2477 55TH STREET | 2ND FLOOR



BUILDING B | 2477 55TH STREET

Excellent opportunity with a large majority of the 1st-floor dedicated to lab space and the 2nd-floor is prime office space.

Generator: 162KVA rooftop generator

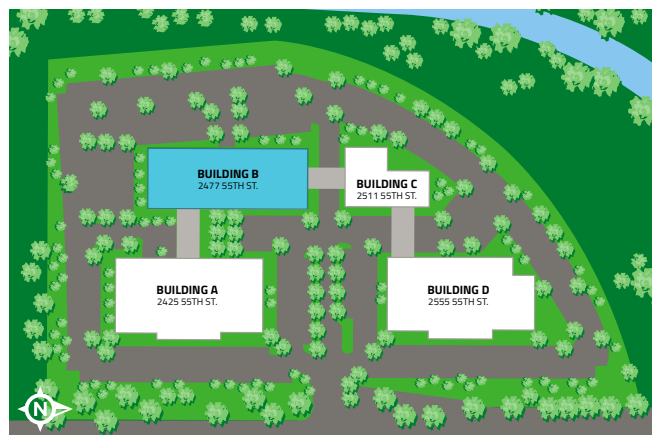
Furnished: Various cubicles and furniture

Suite B-101(LAB): 10,155 SF (\$32.00 / SF / NNN)

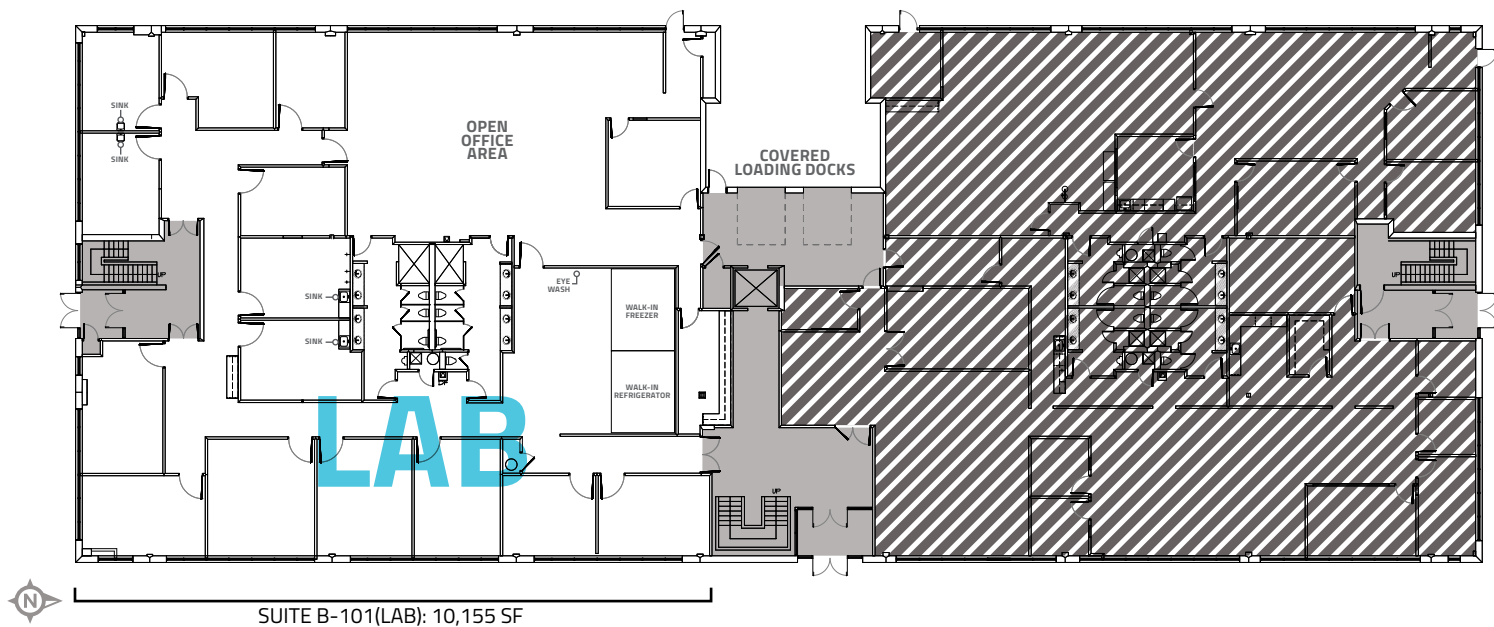
Suite B-201: 12,702 SF (\$26.00 / SF / NNN)

Expenses: \$8.30 / SF (Est. 2024)

Available: Now



BUILDING B - 2477 55TH STREET | 1ST FLOOR



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BUILDING C - 2511 55TH STREET | 2ND FLOOR

SUITE C-200: 9,766 SF



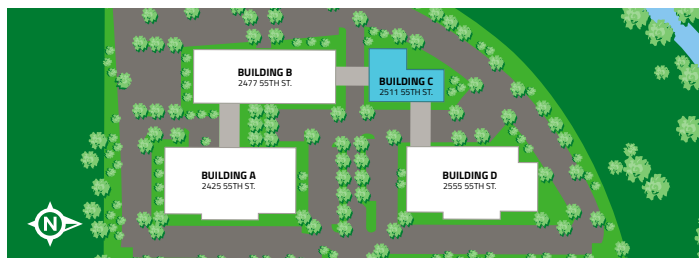
BUILDING C | 2511 55TH STREET

Exciting opportunity for the entire second floor office space at Flatiron Park West.

This expansive office space boasts multiple private offices, open office areas, and conference rooms, providing ample room for collaboration and productivity. Additionally, west-facing mountain views of the Flatirons, offers the perfect setting for relaxation and rejuvenation. With its prime location and versatile layout, this space is poised to meet the needs of dynamic businesses seeking a premium workspace in Boulder.

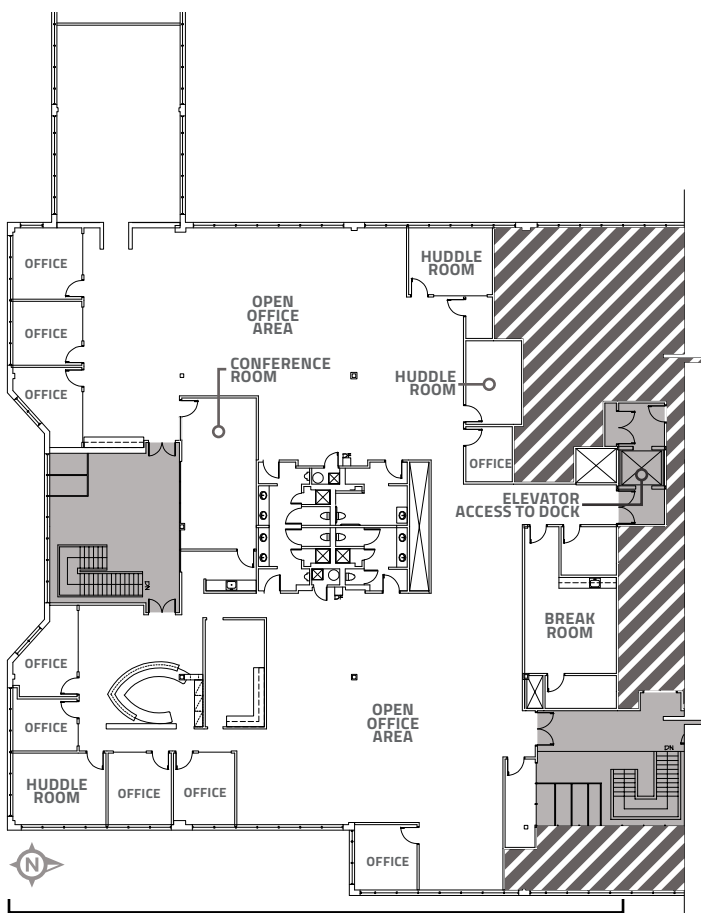
Furnished: 35 cubicles and various furniture

Suite C-200:	9,766 SF
Lease Rate:	\$26.00 / SF / NNN
Expenses:	\$8.30 / SF (Est. 2024)
Available:	Now



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BUILDING D - 2555 55TH STREET | 2ND FLOOR



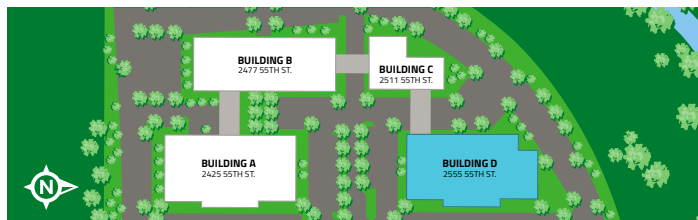
SUITE D-200: 12,199 SF

BUILDING D | 2555 55TH STREET

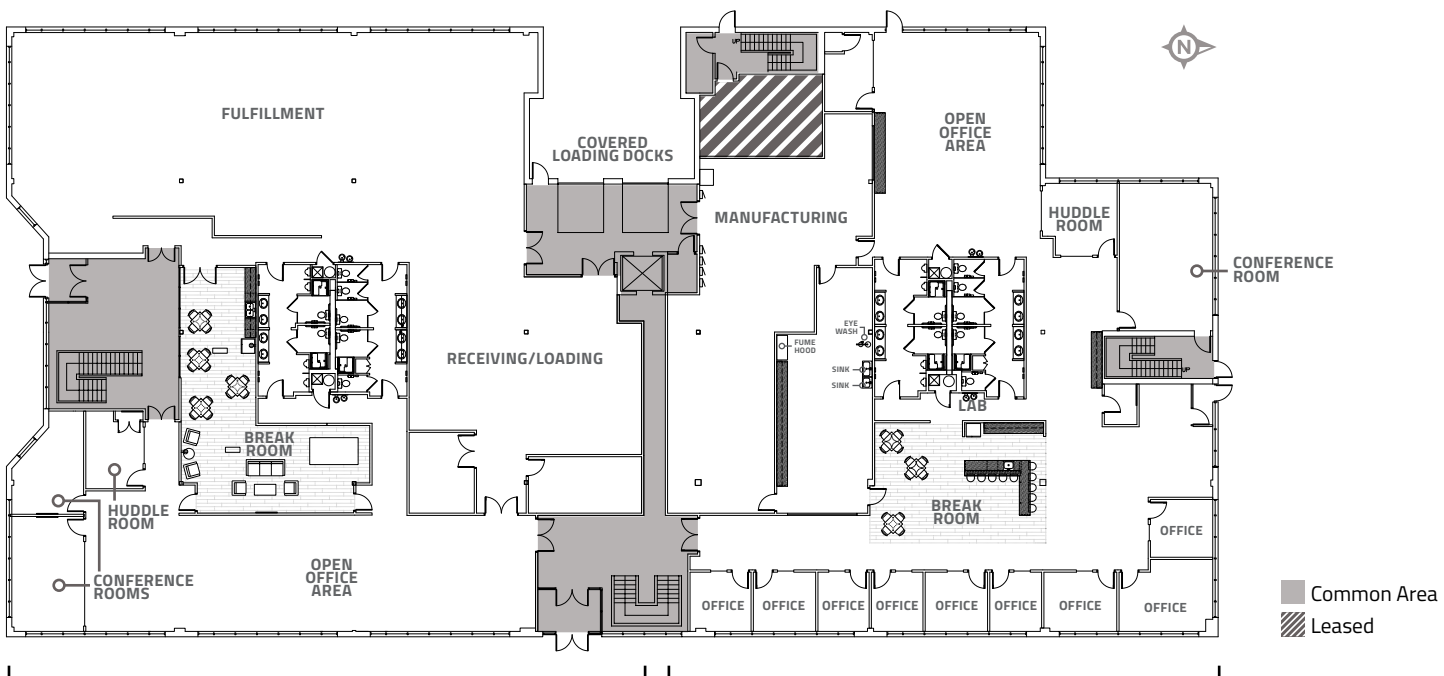
Exceptional flex space on the banks of Boulder Creek. This is 33,716 SF of versatile contiguous space that may be divisible to 20,000 SF or even 10,000 SF to meet your specific needs. Featuring 2 covered loading docks and robust heavy power - 480V, it's designed for efficiency. The layout includes a generous fulfillment room, manufacturing area, lab space, open offices, conference rooms, private offices, break rooms, and showers.

Furnished: 66 cubicles and various furniture

Total Contiguous (SF):	33,716 SF
Suite D-100:	11,316 SF (Divisible to 5,000 SF)
Suite D-104:	10,201 SF
Suite D-200:	12,199 SF
Lease Rate:	\$26.00 / SF / NNN
Expenses:	\$8.30 / SF (Est. 2024)
Available:	Now



BUILDING D - 2555 55TH STREET | 1ST FLOOR



SUITE D-100: 11,316 SF

SUITE D-104: 10,201 SF

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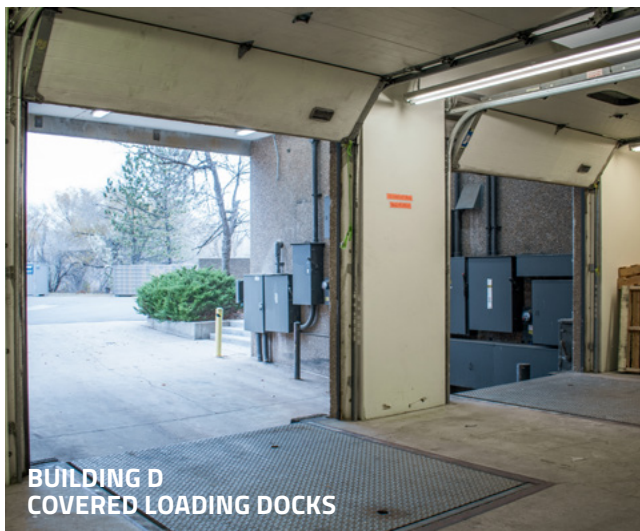
SUITE D-100 | FULFILLMENT AREA



SUITE D-100 | KITCHEN/BREAK ROOM



ELECTRIC VEHICLE CHARGING STATIONS AVAILABLE ON SITE



BUILDING D COVERED LOADING DOCKS



SUITE D-100 | KITCHEN/BREAK ROOM

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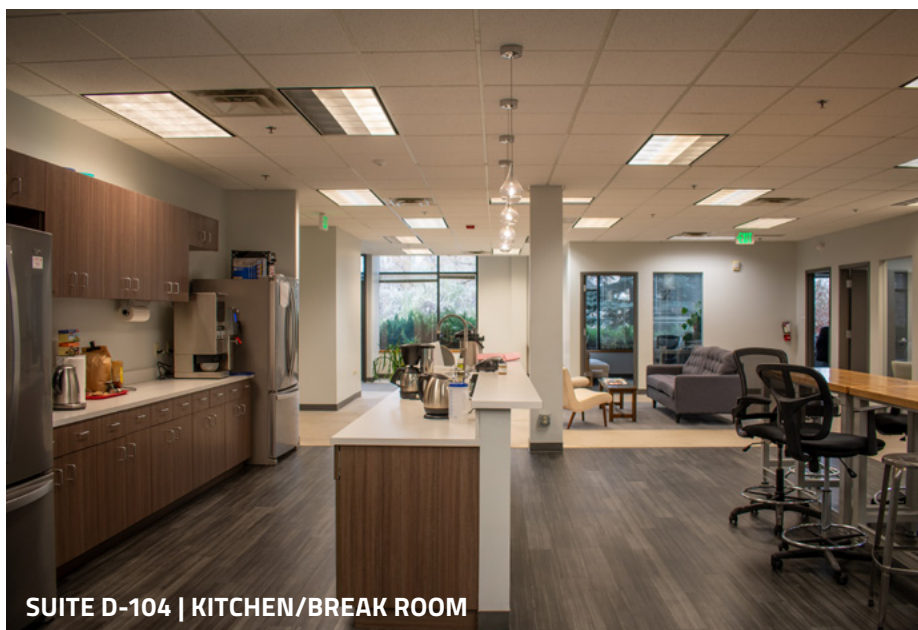
SUITE D-104 | RECEPTION AREA



SUITE D-104 | LOUNGE AND OFFICES



SUITE D-104 | OPEN OFFICE AREA



SUITE D-104 | KITCHEN/BREAK ROOM



ELECTRIC VEHICLE CHARGING STATIONS AVAILABLE ON SITE



BUILDING D COVERED LOADING DOCKS



SUITE D-104 | MANUFACTURING SPACE

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