

OFFICE/R&D SPACE FOR LEASE

FLATIRON PARK

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5733 CENTRAL AVENUE, BOULDER, CO 80302

Welcome to 5733 Central Avenue, a premier Office/R&D building situated in the highly sought-after Flatiron Park. Our top-floor office space for lease features expansive open areas, dry-lab space, private offices, well-appointed corporate conference rooms, an elevator, backup generator, and ample parking. This meticulously designed office environment is perfectly positioned to enhance your organization's success in Boulder.

Call us for more information and to set up a tour.

TERMS

Suite 301 Only:	4,841 RSF
Suite 301 + Office:	5,748 RSF
Suite 301 + Lab :	5,875 RSF
Suite 301 + Office & Lab:	6,782 RSF
Suite 301 + Office, Lab, & Shared Conference Room:	7,507 RSF
Lease Rate:	NEW LEASE RATE! \$18.00 / SF / NNN
Expenses:	\$13.22 / SF + Utilities
Power:	500kVA, 277/480V, 3 Phase, 4W

PROPERTY FEATURES

- Premier Office space in sought-after Flatiron Park
- Large corporate conference room
- Second conference room with walkout balcony and stunning western views
- Open office area with private offices
- Dry Lab
- Backup natural gas generator
- Beautifully lit grand entrance with mountain views
- Elevator for easy access to the top floor
- Amenities within walking distance





2ND FLOOR - FLOOR PLAN





ABOUT FLATIRON PARK

Welcome to Flatiron Park, a master-planned business park nestled in the heart of Boulder. Experience the vibrant campus environment with its serene open spaces, lush landscaping, and breathtaking mountain views.

Here's what sets Flatiron Park apart:

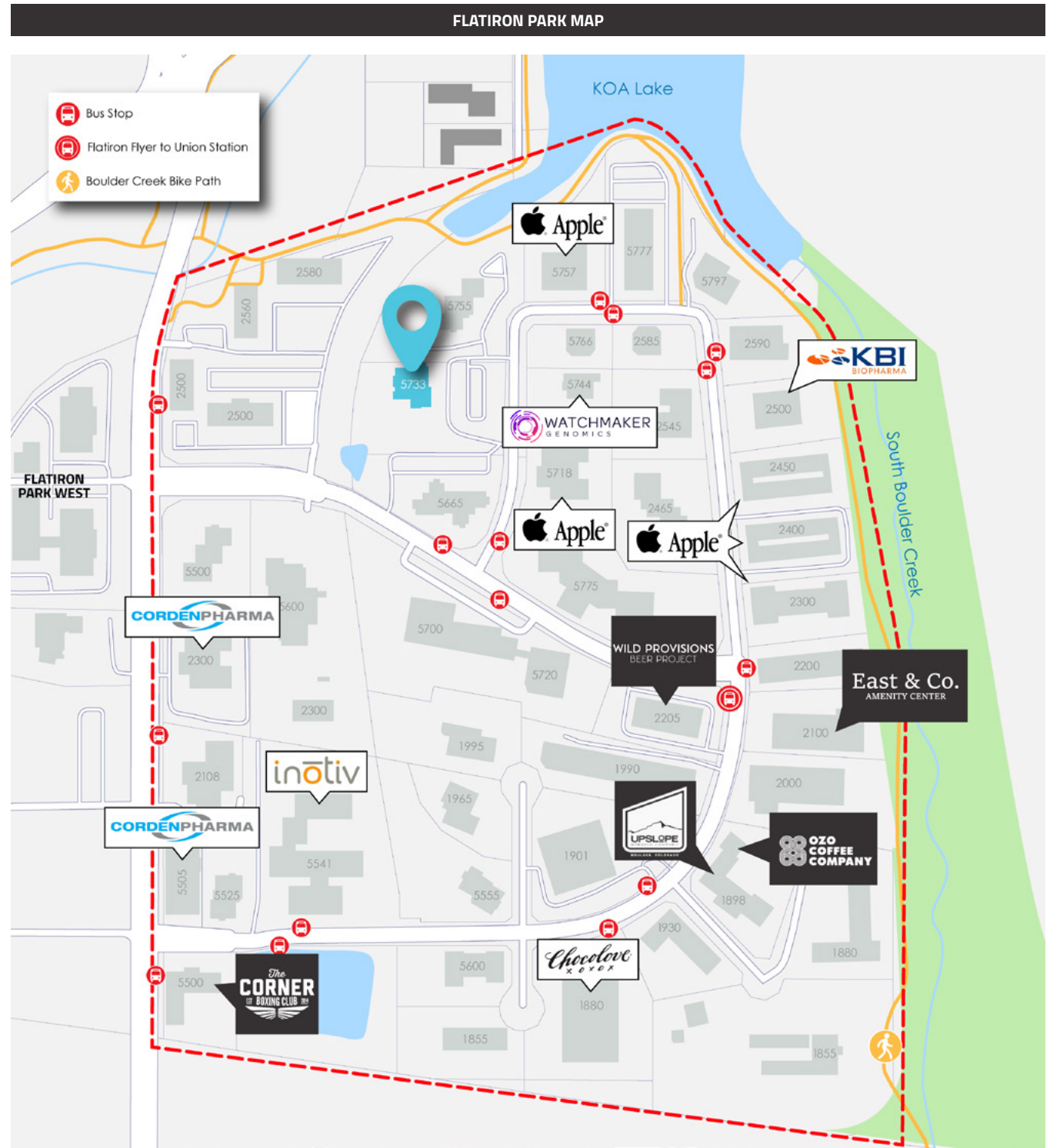
- Tranquil open spaces and mature landscaping
- Convenient access to Boulder's pedestrian and bicycle paths
- Engaging community atmosphere with regular events and food truck offerings
- 5 minutes to The University of Colorado Campus
- <10 minutes to downtown Boulder
- Strategic location with easy access to major highways
- State Highway 157 (Foothills Parkway) with interchanges at U.S. 36 (Denver-Boulder Turnpike), Pearl Street, and SH 119
- Just 25 miles from downtown Denver via U.S. 36 and I-25
- Only 40 minutes from Denver International Airport via the Northwest Parkway/E-470

In addition, Flatiron Park provides excellent connectivity and accessibility:

- Flatiron Flyer FF6 line offers direct access between Boulder Junction and Union Station, with a stop in Flatiron Park
- Planned RTD light rail B line extension for convenient service to Longmont and downtown Denver

Discover a unique work-life balance at Flatiron Park, where you can enjoy a cup of coffee, savor a microbrew, or take a leisurely stroll or bike ride along the scenic paths. Immerse yourself in a campus environment designed to enhance your well-being and embrace the active, healthy lifestyle that Boulder is renowned for.





BOULDER OVERVIEW

Nestled at the base of the Rocky Mountains, Boulder stands as one of the most sought-after cities to live and work in the United States. Boulder's allure lies in its thriving innovation-driven industries. The city excels in technology, natural foods, biosciences, satellite and defense, outdoor products, and renewable energy sectors. This supply-constrained market creates an environment primed for growth and success.

What makes Boulder stand out is the infusion of capital and ideas from across the nation. Local businesses benefit greatly from the research-driven intellectual capital provided from the University of Colorado at Boulder. Collaborations with federal research agencies like the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration, and the National Renewable Energy Laboratory further fuel innovation and breakthroughs.

Boulder offers access to a highly educated talent pool, with one of the nation's highest concentrations of software engineers. The city fosters fierce competition among companies vying for attractive office spaces that support continuous growth in the most desirable locations. Downtown Boulder, with its cutting-edge tenant roster, reflects the vibrant fabric of this thriving community.

Key Highlights of Boulder:

- Impressively low unemployment rate of 2.1%
- Reputation as an outdoor paradise, attracting individuals seeking an active and fulfilling lifestyle
- Over 155 miles of interconnected biking and hiking trails, catering to outdoor lovers of all levels
- An impressive 300+ days of sunshine every year

#1

BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1

IN THE U.S. ON THE
BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

#2

BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

TOP HOUSING MARKET IN U.S.
FOR GROWTH & STABILITY
- 5 YEARS RUNNING -
[SMARTASSET]

"TOP CITY
TO WATCH IN 2020"
[WORTH MAGAZINE]

#1

BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP 10

IN U.S. FOR WOMEN-FOUNDED,
VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

TOP 25

GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]

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