

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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FLEX / WAREHOUSE INDUSTRIAL SPACE FOR LEASE

- **MAJOR BUILDING UPGRADES AND RENOVATIONS COMING SOON!**
- **UNDER NEW OWNERSHIP AND MANAGEMENT**

1898 SOUTH FLATIRON COURT, BOULDER, COLORADO 80301

Seize this opportunity to lease a versatile flex/warehouse/industrial space at the heart of Flatiron Park in East Boulder. With 18' clear height, dock-high loading, and 2,000-amp/480v power, this IG-zoned property delivers immediate functionality for manufacturing, R&D, or office-warehouse users. Additional turn-key tap room/restaurant space available.

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

AVAILABLE SPACES & LEASING TERMS:

Suite 100 (Tap Room/Kitchen):	3,471 SF ($23.00 / SF / NNN)
Suite 115 (Warehouse):	6,923 SF
Suite 120 (Warehouse):	5,035 SF
Suite 125 (Office):	937 SF
Suite 200 (Office):	3,339 SF
Suite 210 (Office):	1,227 SF
Suite 225 (Office):	2,494 SF
Total Available:	23,361 SF
Lease Rate:	$16.00 - $23.00 / SF / NNN
Expenses:	$9.64 / SF + Utilities (Est. 2026)

PROPERTY FEATURES

- 18' clear height in warehouse
- 5 docks, ample truck radius for heavy loading requirements
- 72 kW Solar Photovoltaic System - 2 sub-arrays; 25 kW and 47kW
- Flex/warehouse/manufacturing/industrial/ office uses
- Desirable Flatiron Park/east Boulder locale
- 121 parking spaces, or 2.92/1,000 SF parking ratio
- EV charging station
- IG zoning
- 2000 amps, 208v 3-phase panels, plus 480v service
- 2" water line
- LEED Certified
- Ability to demise to smaller office/warehouse configurations
- Ancillary storage sheds with overhead doors
- Room for additional parking
- Lot size: 2.55 acres (approximately 111,078 SF)
- Located in Boulder CHIPS Zone

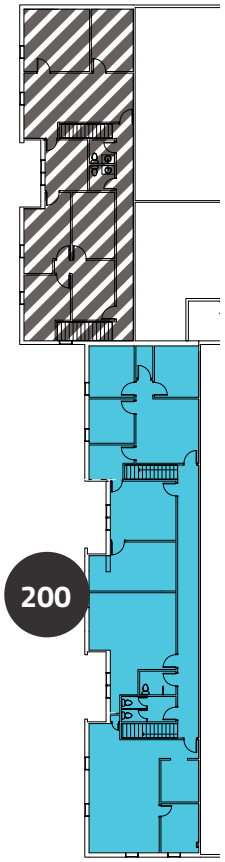
FLOOR PLAN

AVAILABLE SPACES	
Suite 100: (Tap Room & Kitchen)	3,471 SF
Suite 115: (Warehouse)	6,923 SF
Suite 120: (Warehouse)	5,035 SF
Suite 125: (Office)	937 SF
Suite 200: (Office)	3,339 SF
Suite 210: (Office)	1,227 SF
Suite 225: (Office)	2,494 SF

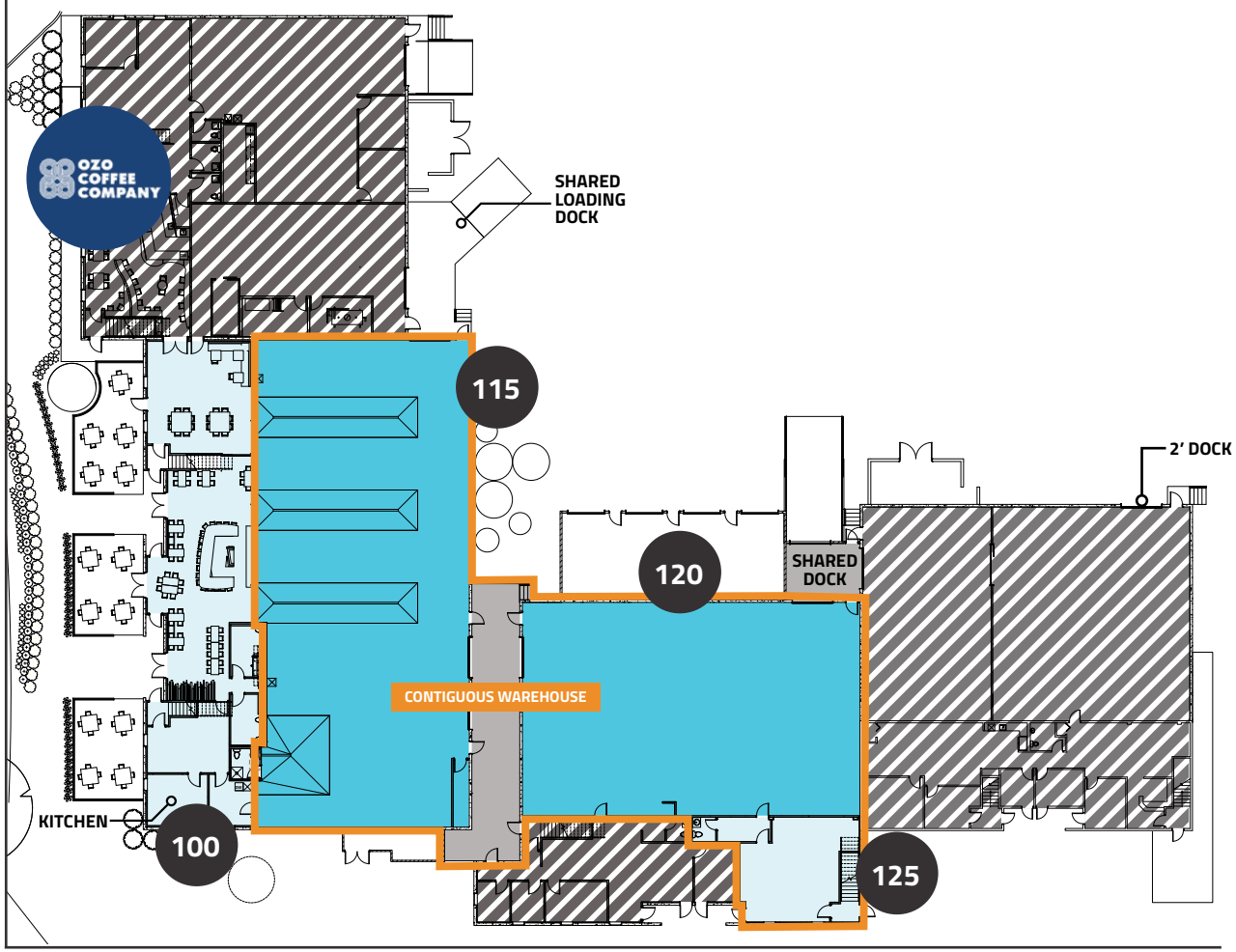
TOTAL AVAILABLE:

23,361 SF - Includes 12,895 SF of First-Floor Contigous Warehouse Space

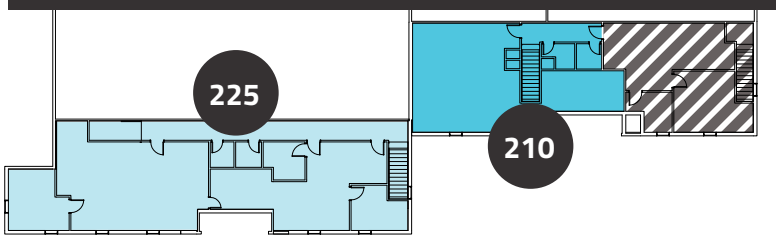
2ND FLOOR

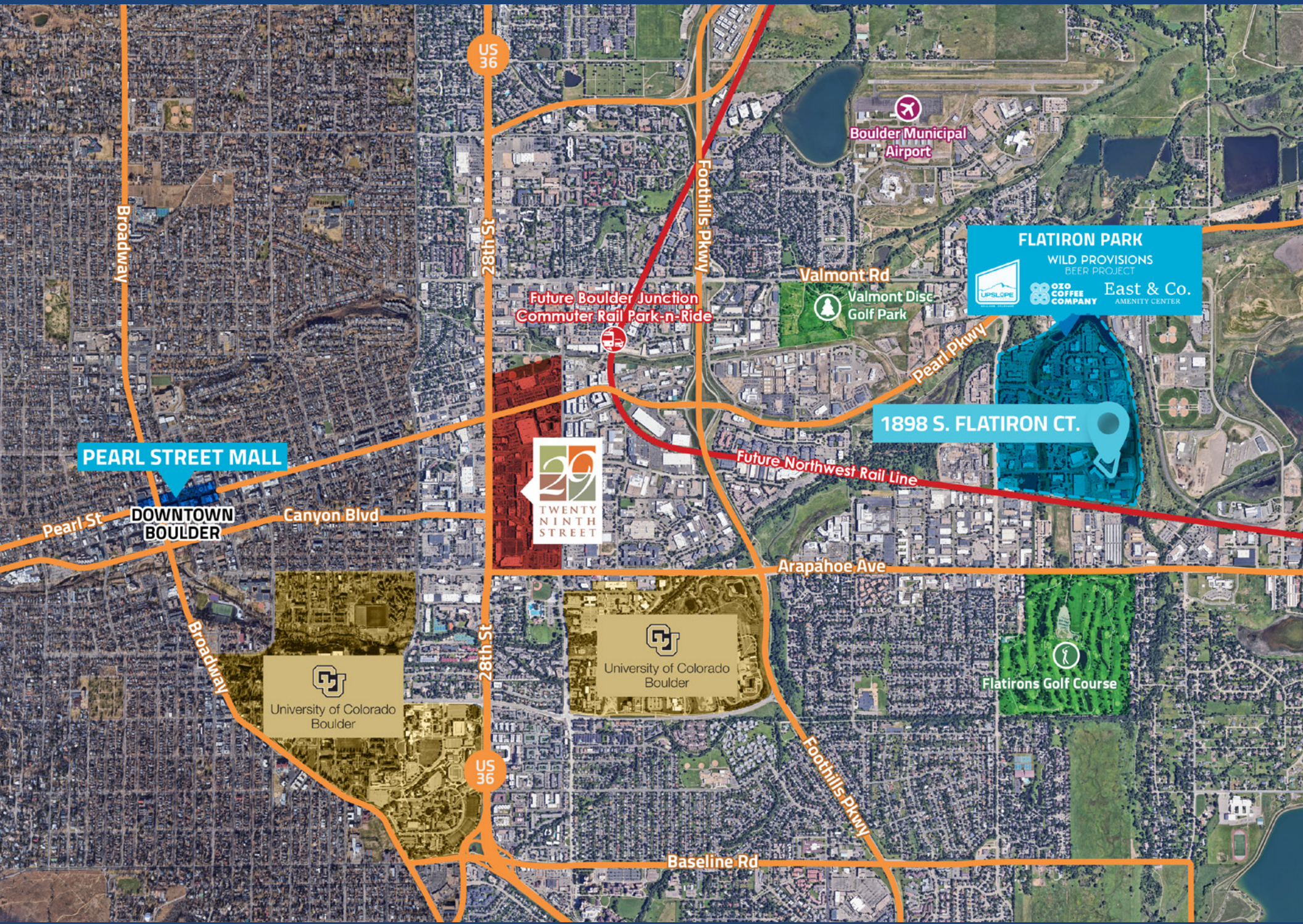


1ST FLOOR



2ND FLOOR




US 36
28th St
Broadway
Foothills Pkwy
Boulder Municipal Airport
FLATIRON PARK
WILD PROVISIONS BEER PROJECT
UPSLOPE
OZO COFFEE COMPANY
East & Co. AMENITY CENTER
Valmont Rd
Valmont Disc Golf Park
Future Boulder Junction Commuter Rail Park-n-Ride
Pearl Pkwy
1898 S. FLATIRON CT.
PEARL STREET MALL
Future Northwest Rail Line
29 TWENTY NINTH STREET
Pearl St
DOWNTOWN BOULDER
Canyon Blvd
Arapahoe Ave
University of Colorado Boulder
University of Colorado Boulder
Flatirons Golf Course
Broadway
28th St
US 36
Foothills Pkwy
Baseline Rd




OZO


1898
SOUTH FLATIRON COURT
FLAT IRON PARK


UPSLOPE


FIES23
3108
FLAT LAKE PARK
Central Ave



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.



East &Co.

THE NEWEST AMENITY CENTER IN FLATIRON PARK

East & Co. is East Boulder's premier hospitality and gathering destination, offering a full-service restaurant, coffee bar, cocktail lounge, marketplace, conference facilities, and outdoor event spaces. Developed by Boulder-based Working Title Food Group, East & Co. serves as a dynamic amenity for the Flatiron Park business community, providing a welcoming environment for meetings, client entertainment, team gatherings, and everyday workplace engagement.





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