

5500 Flatiron Pky

Boulder Ind Submarket • Boulder, CO 80301



Building Type:	Class B R&D	Landlord Rep:	-
Status:	Built in Feb 1997	Developer:	Flatiron Park Company
Tenancy:	Multi	Management:	Flatiron Property Management
Size:	37,000 SF	True Owner:	Goff Capital Partners
Stories:	2	Recorded Owner:	Flatiron Investments, LP
Land Area:	125,017 SF (2.87 AC)	Expenses:	\$7.26/SF (2015-Est)
Total Avail:	2,582 - 6,134 SF Avail	Parcel Number:	1463270-15-001
% Leased:	90.4%	Total Spaces:	2
Ceiling Height:	9'0"-12'0"	Smallest Space:	2,582 SF
Column Spacing:	-	Crane:	-
Drive Ins:	-	Rail Line:	None
Loading Docks:	1 ext	Cross Docks:	None
Power:	480v 3p	Const Material:	Reinforced Concrete
Parking:	166 free Surface Spaces are available; Ratio of 4.49/1,000 SF		
For Sale:	Not For Sale		

FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 1st	2,582 SF	2,582 SF	2,582 SF	\$16.00/nnn	60 Days	Negotiable	Direct
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FLOOR	SF AVAIL	FLOOR CONTIG	BLDG CONTIG	RENT	OCCUPANCY	TERM	TYPE
P 1st	3,552 SF	3,552 SF	3,552 SF	\$15.00/nnn	Vacant	Negotiable	Direct
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