

# 5665 FLATIRON PKWY

**Major Price  
Reduction!!!**

## FLATIRON PARK OFFICE BUILDING FOR SALE OR LEASE

**CONTACT:**

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**SPACE AVAILABLE:** 20,575 – 41,345 SF  
**LEASE RATE:** \$12.50 NNN (\$6.15)  
**BUILDING SIZE:** 41,345 SF  
**SALE PRICE:** \$5,175,000 (\$125/SF)



- SIGNATURE OFFICE BUILDING IN FLATIRON PARK – NICEST BUILDING IN THE PARK!
- AMAZING FLATIRON VIEWS
- GREAT MIX OF OFFICES, CONFERENCE ROOMS & BREAK AREAS
- ROLL UP DOOR IN SHIPPING AND RECEIVING AREA
- BEAUTIFUL LOBBY WITH LOTS OF NATURAL LIGHT
- CAT-5 WIRING AND T-1 LINES
- GREAT BUILDING ACCESS/SECURITY CONTROL SYSTEM INCLUDED
- BIKE PATH AND PARK LOCATED WITHIN THE OFFICE PARK (BIKE STORAGE ON-SITE)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302

LEASE DIVISIBILITY:  
EAST HALF: 20,770 SF  
WEST HALF: 20,575 SF



SECOND FLOOR



FIRST FLOOR



  
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