

FOR LEASE IN FLATIRON PARK

5777 Central Avenue, Boulder

Up to 6 months free rent!



Property Highlights

Space Available:	2,477 - 7,142 square feet on first floor 2,409 - 15,544 square feet on second floor
Lease Rate:	\$11.50 NNN
Expenses:	\$7.73/SF including utilities
Parking:	1 per 313 square feet
Year Built:	1996
Load Factor:	13.37%
Dock:	1 dock high - shared
Signage:	Building monument, directory and suite entrance

3rd Quarter 2011
Xceligent # 413433



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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. It is your responsibility to independently confirm its accuracy and completeness.

BUILDING DETAILS

Building Features

Fiber optics and T-1's; windows with Heat Mirror® (or equivalent) & high energy efficient HVAC units mounted on spring loaded curbs & concrete pads.

Suite 102

3,038 SF space consists of 2 private offices, break room with kitchen and large open bullpen area.

Suite 110

2,477 SF space consists of reception area with built-in reception desk, five large offices, one medium sized office, conference room, kitchen and storage/server room. Very nice first floor office with natural maple wood reception desk and interior trim.

Suite 130

7,142 SF space on the first floor consisting of a reception/waiting area, kitchen, break-room, several west facing perimeter offices and built-in workstations.

Suite 200

13,135 SF space available on the second floor. Suite consists of a reception/waiting area, many perimeter offices with mountain views, a large computer room, large conference room, a few break-out conference rooms, and a kitchen/break room. This suite may be combined with suite 210 to make a total of 15,544 SF.

Suite 210

2,409 SF space on second floor consists of four perimeter offices, kitchen and large bullpen area. Can be combined with suite 200.

Suite 227

3,432 SF space consists of 3 private offices, conference room, kitchen and large bullpen area with mountain views. Available November 1, 2011.

ADDITIONAL INFORMATION

Wonderful building centrally located in Flatiron Park adjacent to the Boulder bike path and a lake! The building is fully air-conditioned, the lobby and hallways have recently been beautifully updated, fiber optics and T-1's are available and there are showers in the first floor restrooms. The volleyball court and outdoor eating area with propane gas barbeque grill are unique extras that enhance this already wonderful office environment.



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