



## OFFICE SPACE FOR LEASE WITH VIEWS

5755 CENTRAL AVENUE  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

**SW facing second floor office space in Flatirons Park.** Professional finish with lots of natural light. Good mix of open areas, conference rooms and private offices. Local ownership with professional property management.

- Endcap second-floor space
- Outstanding views
- Mix of offices and open areas
- Cubes and furniture available

<b>Second Floor - Suite 200C</b>	6,000 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$18.00-20.00/RSF NNN
<b>Expenses (Est)</b>	\$7.00/RSF
<b>Parking</b>	Abundant - on-site
<b>Zoning</b>	IG - Boulder

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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**VIDEO TOUR**

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## PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

\* For a complete disclaimer, please see page one of this brochure.

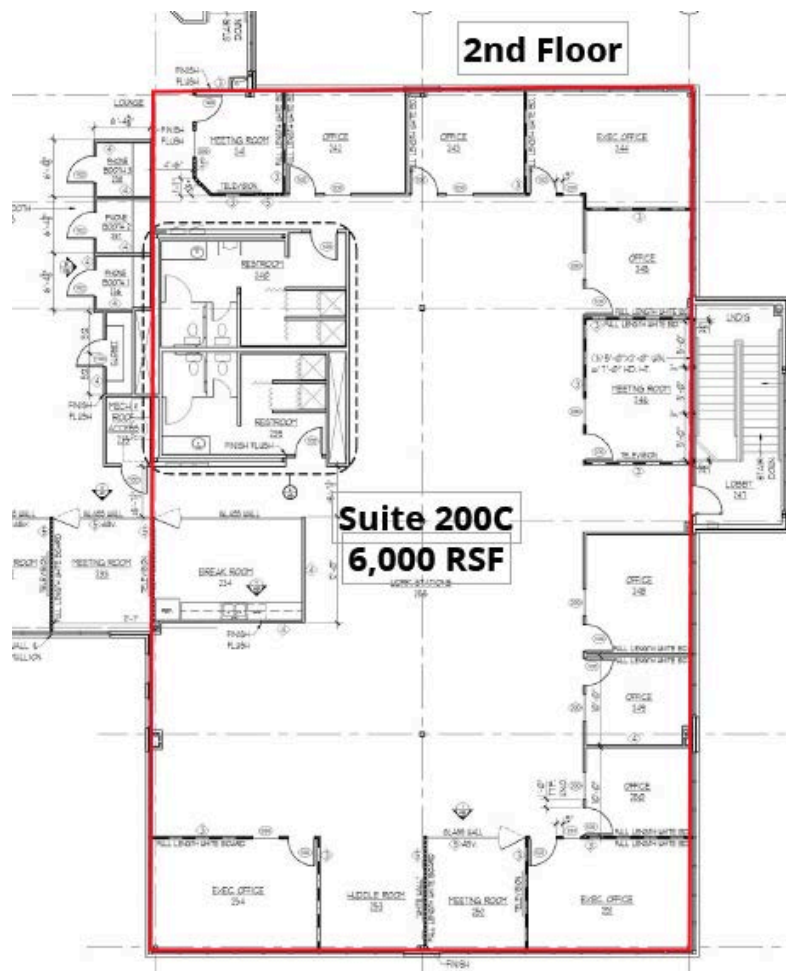


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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

