



**DEAN CALLAN
& COMPANY INC**

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OFFICE/FLEX & LAB SPACE AVAILABLE FOR LEASE

FLATIRON PARK WEST
2425-2555 55TH STREET
BOULDER, COLORADO 80301

Flatiron Park West is a desirable campus environment with plenty of outdoor seating areas, mature landscaping, directional signage, and great access to Boulder Creek and pedestrian/bicycle paths. This locational advantage is crucial in a city that prides itself on the active and healthy lifestyle it provides.

Building B comes with a power generator.

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

TERMS

Lease Rate:

\$25.00 / SF / NNN

Expenses:

\$8.89/ RSF (EST. 2026) Excludes Utilities

Available:

Now

PROPERTY FEATURES

- Electric car charging stations
- Located in a desirable campus environment on the banks of Boulder Creek with outdoor seating, mature landscaping, and clear directional signage
- Provides excellent access to Boulder's pedestrian and bicycle paths, promoting an active and healthy lifestyle



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

BUILDING B | 2477 55TH STREET

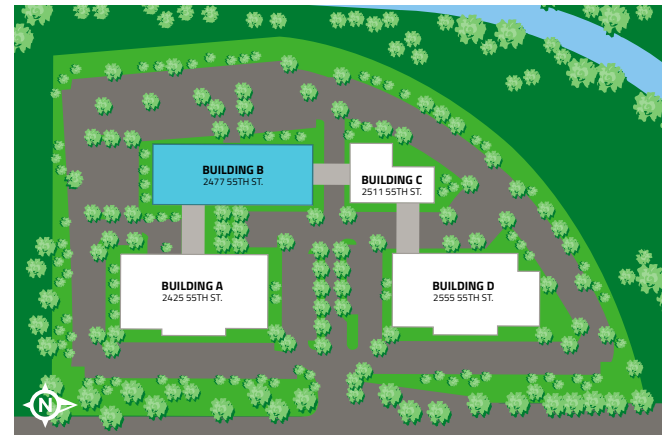
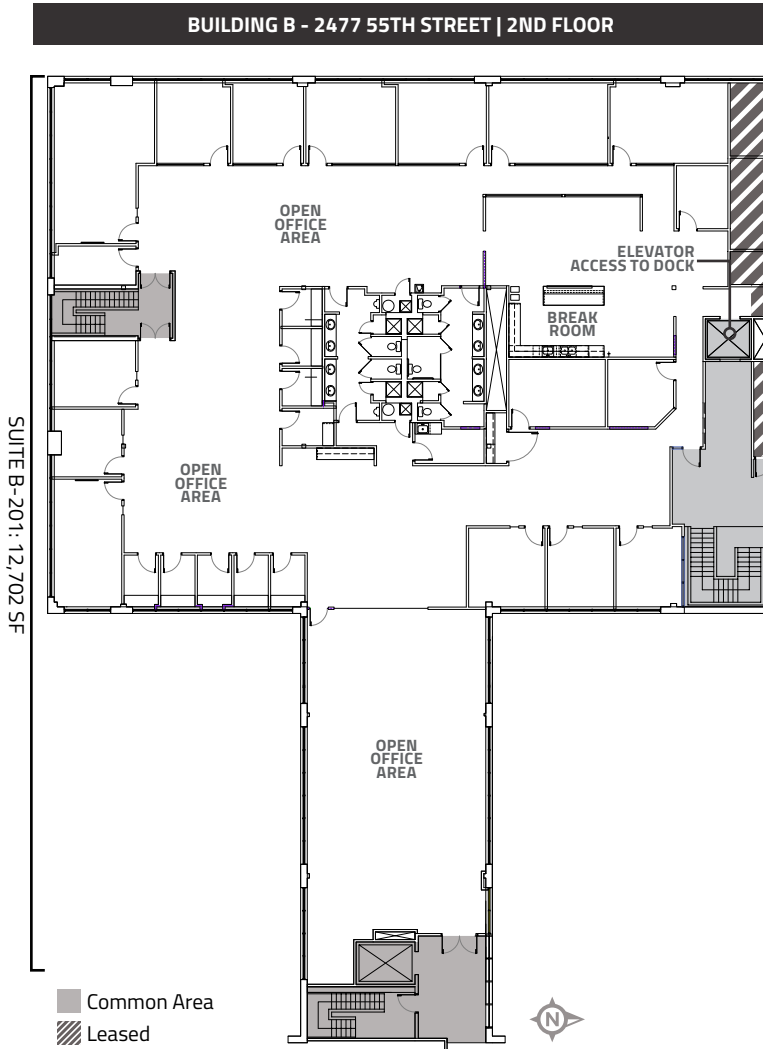
Excellent opportunity with a large majority of the 1st-floor dedicated to lab space and the 2nd-floor is prime office space.

Generator: 162KVA rooftop generator

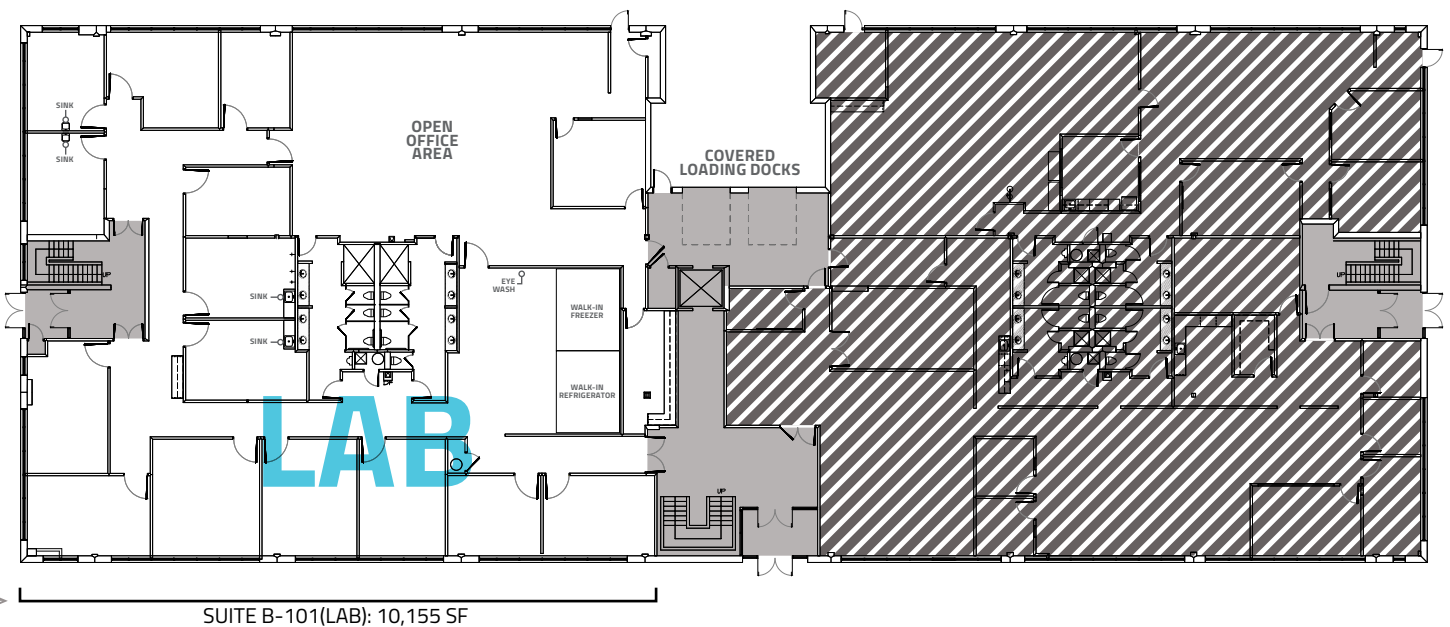
Furnished: Various cubicles and furniture

Suite B-101(LAB): 10,155 SF

Suite B-201: 12,702 SF



BUILDING B - 2477 55TH STREET | 1ST FLOOR



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SUITE B-101



SUITE B-101



SUITE B-101



SUITE B-101



SUITE B-101



SUITE B-101



SUITE B-201



SUITE B-201



SUITE B-201



SUITE B-201



SUITE B-201

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BUILDING C - 2511 55TH STREET | 2ND FLOOR

SUITE C-200: 9,766 SF



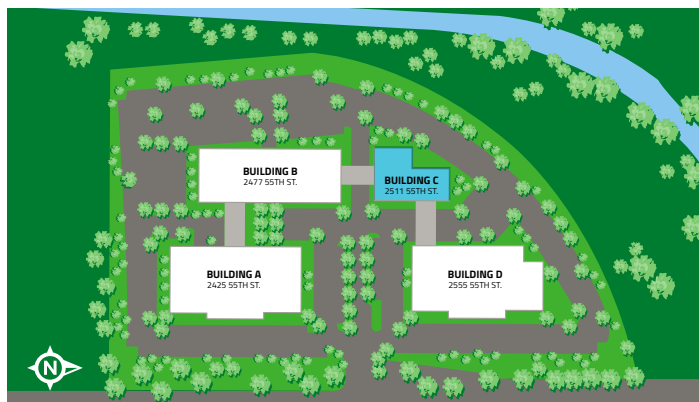
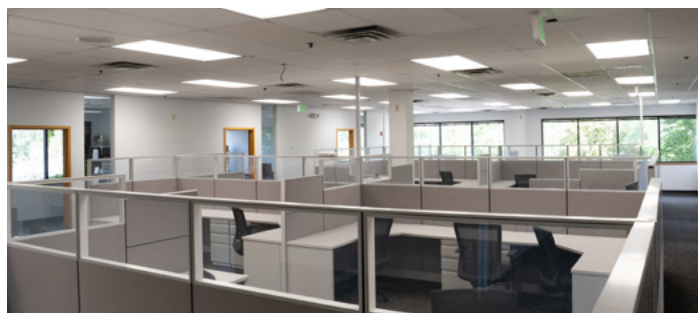
BUILDING C | 2511 55TH STREET

Exciting opportunity for the entire second floor office space at Flatiron Park West. This expansive office space boasts multiple private offices, open office areas, and conference rooms, providing ample room for collaboration and productivity. Additionally, west-facing mountain views of the Flatirons, offers the perfect setting for relaxation and rejuvenation. With its prime location and versatile layout, this space is poised to meet the needs of dynamic businesses seeking a premium workspace in Boulder.

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Furnished: 35 cubicles and various furniture

Suite C-200: 9,766 SF

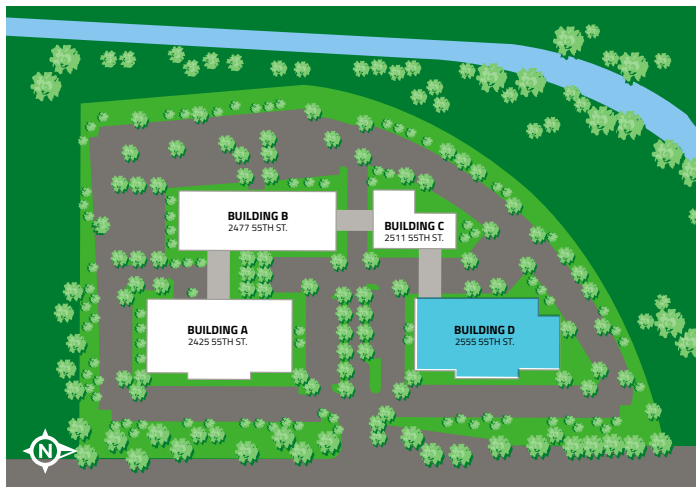


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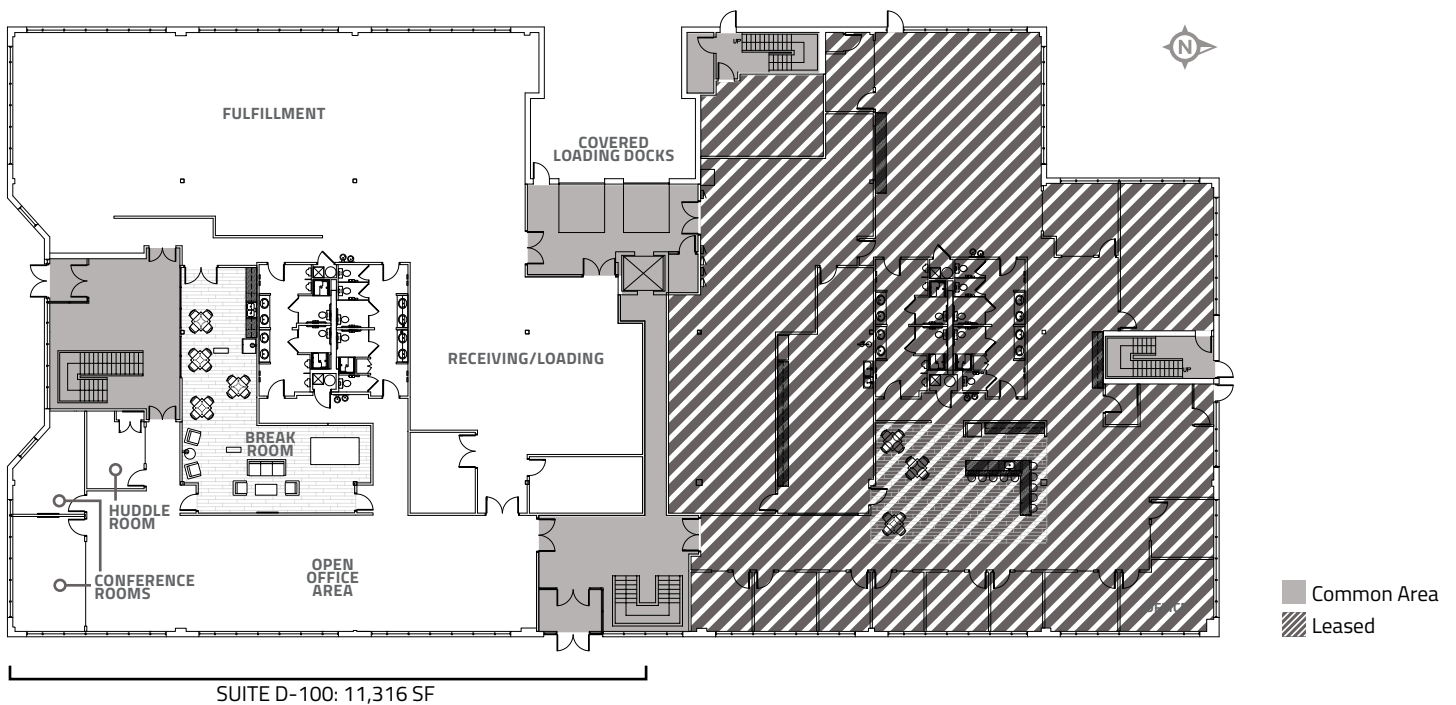
BUILDING D | 2555 55TH STREET

Exceptional flex space on the banks of Boulder Creek. This is 11,316 SF of versatile contiguous space that may be divisible to 5,000 SF to meet your specific needs. Featuring 2 shared, covered loading docks and robust heavy power - 480V, it's designed for efficiency. The layout includes a generous fulfillment room, manufacturing area, lab space, open offices, a conference room, private offices, a break room, and showers.

Suite D-100: 11,316 SF (Divisible to 5,000 SF)



BUILDING D - 2555 55TH STREET | 1ST FLOOR



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SUITE D-100



SUITE D-100



SUITE D-100



SUITE D-100



ELECTRIC VEHICLE CHARGING STATIONS AVAILABLE ON SITE



BUILDING D COVERED LOADING DOCKS

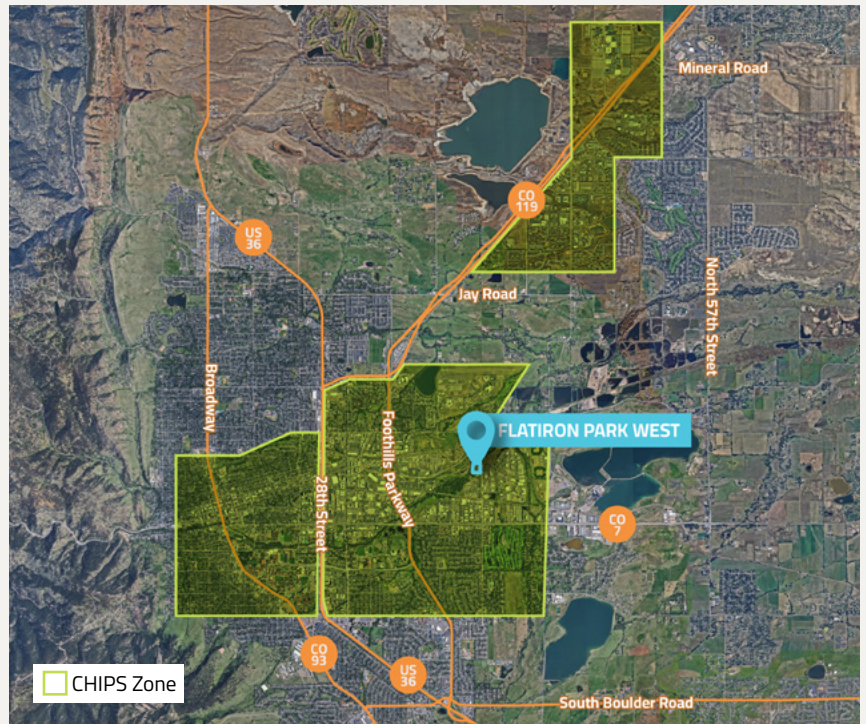
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DISCOVER THE BOULDER CHIPS ZONE

The Boulder CHIPS Zone is at the forefront of a nationwide effort to rejuvenate and expand the U.S. semiconductor industry—a critical pillar for maintaining technological leadership and economic stability. Aligned with the goals of the CHIPS Act, this initiative channels substantial federal funding and incentives into semiconductor manufacturing, research, and development.



For more information visit:
<https://oedit.colorado.gov/chips-zones-program>



WHY BOULDER MATTERS

Boulder's designation as a CHIPS Zone underscores its strategic position within the semiconductor value chain. As a key player in the national drive to fortify domestic chip production and innovation, Boulder offers:

- 1. State Tax Credits:** Attractive incentives for semiconductor companies, making Boulder an ideal hub for business growth and investment.
- 2. Federal Support:** Local firms gain access to significant federal incentives, fostering a competitive and innovative business environment.
- 3. Collaboration Opportunities:** By facilitating partnerships among businesses, academic institutions, and government entities, the CHIPS Zone accelerates advancements in semiconductor manufacturing and workforce development.

Boulder: Where innovation meets opportunity. Join us in shaping the future of semiconductor production and innovation!

WHAT ARE THE BENEFITS?

-  Business facility new employee tax credit – **\$1,100 per job**
-  Business personal property tax credit – **3% of qualifying investment**
-  Commercial vehicle investment tax credit – **1.5% of purchase price**
-  Job training tax credit – **12% of costs**
-  Research and development tax credit – **3% of expenses**



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