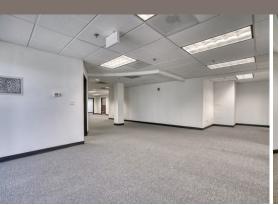


Like a blank canvas to an artist or a blank page to a poet, there is endless potential for your business in this flex space. Think of the white walls as permission to make it your own, and then get a load of this: the building's owner is in the process of evaluating a full remodel that would lose the drop ceiling to create an open, modern look and feel. From there, what happens within these walls is up to you.

- · Move-in ready or potential for remodel
- Flexible floor plan
- Surrounded by food, coffee and brewery options
- Convenient Flatiron Park location in East Boulder









## market

DISCLAIMER:Theinformation contained hereinhas been obtained from sources believed reliable. Whilewed on otdoubtts accuracy, we have notiverified it and make no guarantee, warranty or representation about it it is your responsibility to independently confirm its accuracy and completeness.

