

2300 BOULDER COLORADO CENTRAL AVENUE



COMING IN 2021

23
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

CREATIVE OFFICE SPACE FOR LEASE

17,040 to 34,080 SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$7.22/SF excluding utilities and janitorial (Est. 2021)

BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING	CEILING HEIGHT
34,080 SF	2.52:1,000	IG	15'

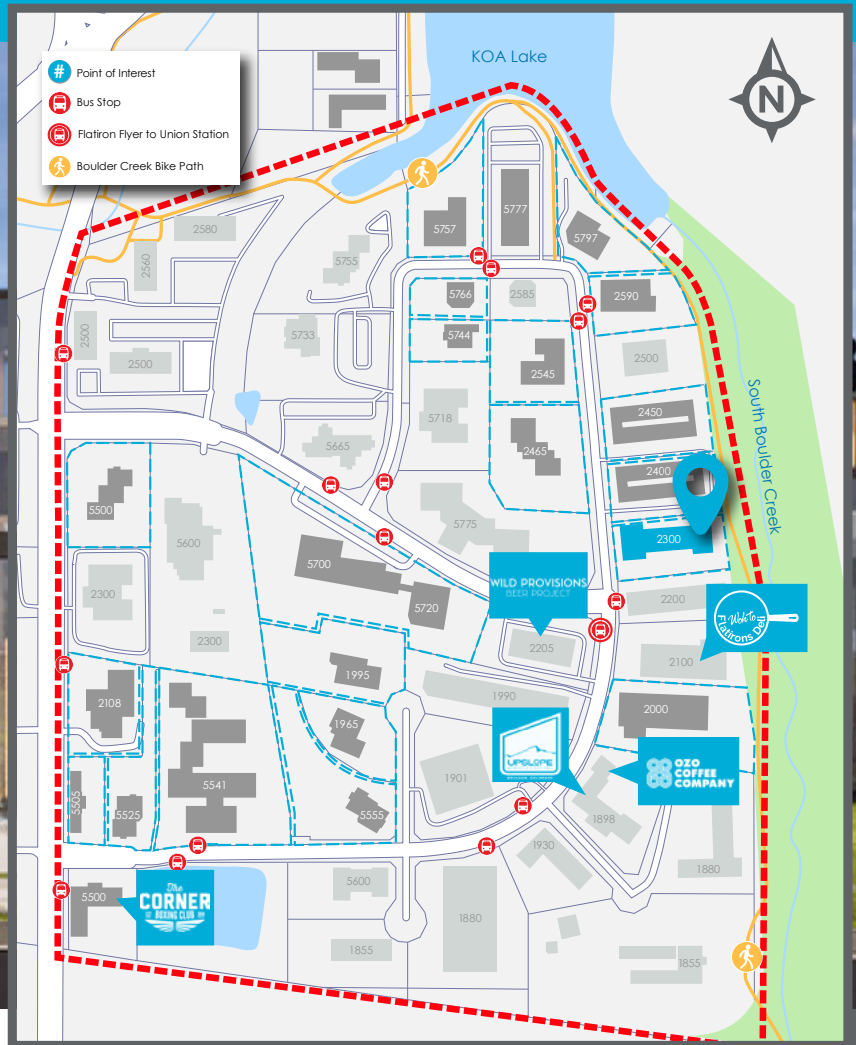
PROPERTY HIGHLIGHTS

- Excellent access from US Hwy 36 and Hwy 119
- Boulder is a highly desired location with a diverse mix of national, regional and local companies
- Plenty of outdoor space including parks and trails within walking distance of Flatiron Park

2300 CENTRAL AVENUE

BOULDER, COLORADO

CREATIVE OFFICE SPACE FOR LEASE



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

Dean Callan
& COMPANY, INC.

1510 28th Street
Suite 200
Boulder, CO 80303
www.deancallan.com

BECKY GAMBLE
303.945.2012
bgamble@deancallan.com

BEAU GAMBLE
303.945.2028
beaugamble@deancallan.com

HUNTER BARTO
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
303.945.2019
dryden@deancallan.com

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