

2465 BOULDER COLORADO CENTRAL AVENUE



23
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

OFFICE SPACE FOR LEASE

1,464± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$10.29/SF excluding utilities and janitorial (Est. 2021)

BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
40,230 SF	3.75:1,000	IG

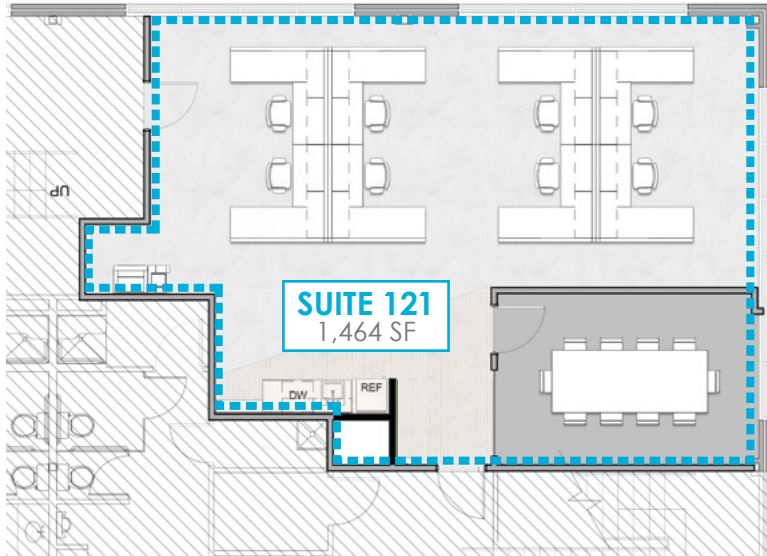
- Modern interior design
- Suite 110 Large open bullpens with private offices, a large kitchenette, and conference rooms.
- Suite 121 is an open floor plan with large conference room and a breakroom
- T1, T3, CenturyLink Fiber available

PROPERTY HIGHLIGHTS

- Excellent access from US Hwy 36 and Hwy 119
- Convenient location just north of Arapahoe Ave. & south of Pearl St.
- 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

2465 CENTRAL AVENUE

BOULDER, COLORADO



For leasing information:

MAJOR TENANTS IN THE PARK



PARK AMENITIES



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& COMPANY, INC.

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