

2465 BOULDER, CO  
80301  
**CENTRAL  
AVENUE**



23  
**BUILDING  
CAMPUS**  
1 MILLION  
**SQUARE  
FEET**

**FLAT  
IRON  
PARK**



[www.flatironpark.com](http://www.flatironpark.com)

## OFFICE SPACE FOR LEASE

3,520± SF Available - **LEASE RATE NEGOTIABLE**

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

## BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
<b>40,230 SF</b>	<b>3.75:1,000</b>	<b>IG</b>

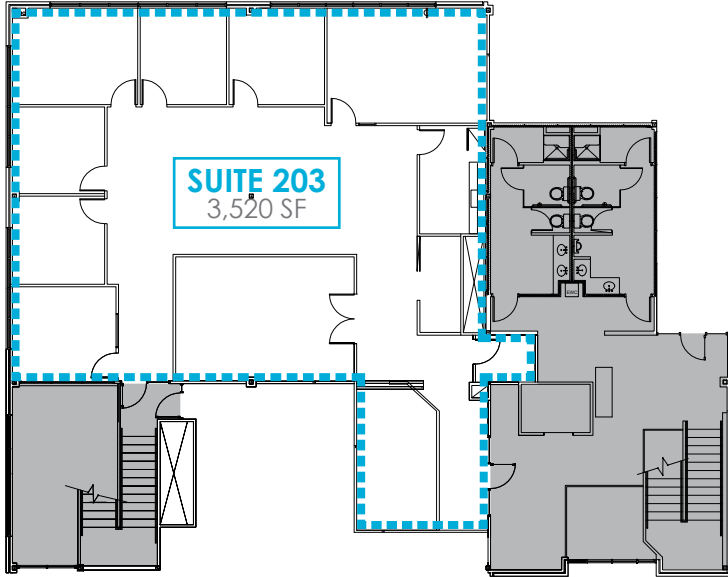
- Fantastic views of the flatirons
- Open bullpen lined with private offices, a kitchenette, reception area, a conference room, and storage.
- T1, T3, CenturyLink Fiber available

## 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, CO 80301



## 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](http://www.deancallan.com)

**BECKY GAMBLE**  
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**BEAU GAMBLE**  
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**DRYDEN DUNSMORE**  
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