

**FLATIRON**  
CONNECT CREATE INNOVATE

Join tenants in high-tech, consulting, communications and bioscience industries.



**2465 Central Avenue**  
Boulder, Colorado

## Office/Flex/R&D Space For Lease

**1,464± SF Available at \$18.50/RSF, NNN**

Operating Expenses = \$8.24/sf excluding utilities & janitorial - Estimated 2017

### Building Highlights

Building Size: 40,230 SF	Year Built: 1995
Parking Ratio: 3.75:1,000	Loading: 2 dock-high doors
Zoning: IG	Restrooms with showers
T3, Level3 & Comcast Fiber available	

### 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

For leasing information:



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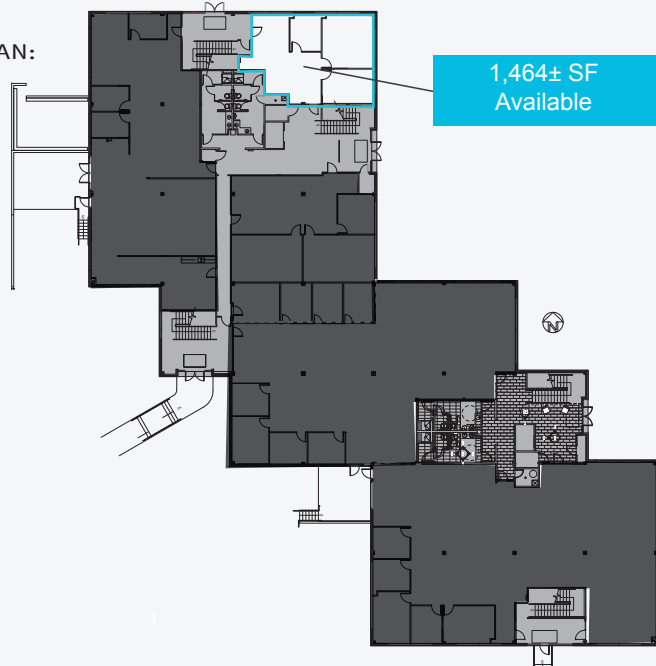
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FLOORPLAN:



1st Floor

SITEPLAN:



For more information:

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Owned by:

  
**CRESCENT**  
CRESCENT Real Estate LLC