

2465 BOULDER COLORADO CENTRAL AVENUE

2465
CENTRAL
SOVOS COMPLIANCE
SUZUKI ASSN. OF AMERICAS
GOOD KARMA FOODS

TAKE THE



VIRTUAL

TOUR

<https://youtu.be/ujPAAV0DKW4>



23
BUILDING
CAMPUS

1 MILLION
SQUARE
FEET

FLAT
IRON
PARK



www.flatironpark.com

OFFICE SPACE FOR LEASE

14,289± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$9.97/SF excluding utilities and janitorial (Est. 2020)

BUILDING HIGHLIGHTS

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

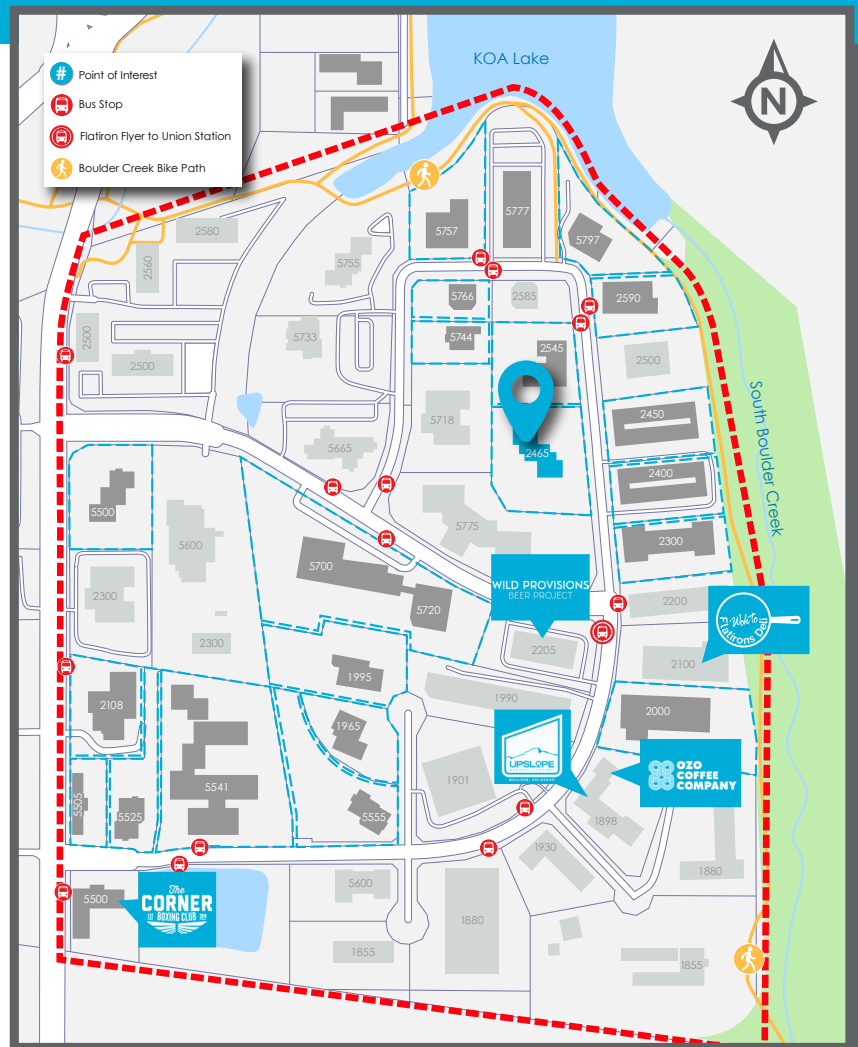
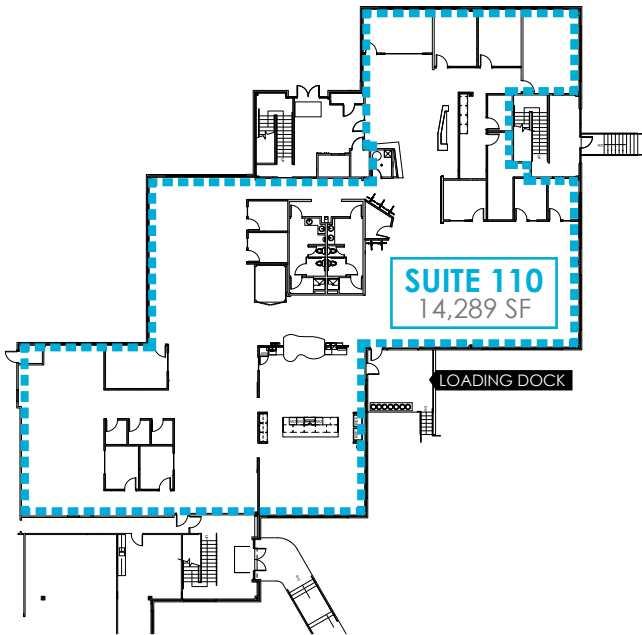
- Modern interior design
- Large open bullpens with private offices, a large kitchenette, and conference rooms.
- T1, T3, CenturyLink Fiber available

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
OFFICE SPACE FOR LEASE



MAJOR TENANTS IN THE PARK



PARK AMENITIES



For leasing information:

**Dean
Callan**
& COMPANY, INC.

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