

# 2000 BOULDER CENTRAL AVENUE

TAKE THE  
**VIRTUAL**



TOUR

<https://youtu.be/4o6QmL8D5Rg>



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

**FLAT  
IRON  
PARK**



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

## OFFICE | FLEX SPACE FOR LEASE

8,857± SF Available - **LEASE RATE NEGOTIABLE**

Operating Expenses = \$8.75/SF excluding utilities and janitorial (Est. 2020)

## BUILDING HIGHLIGHTS

BUILDING SIZE	PARKING RATIO	ZONING
41,068 SF	3.42:1,000	IG

- Great Western Views
- A unique office/flex space with large open bullpen, a kitchenette, private offices, conference rooms, locker rooms, and a running track.
- High Open Ceilings
- CenturyLink Fiber available

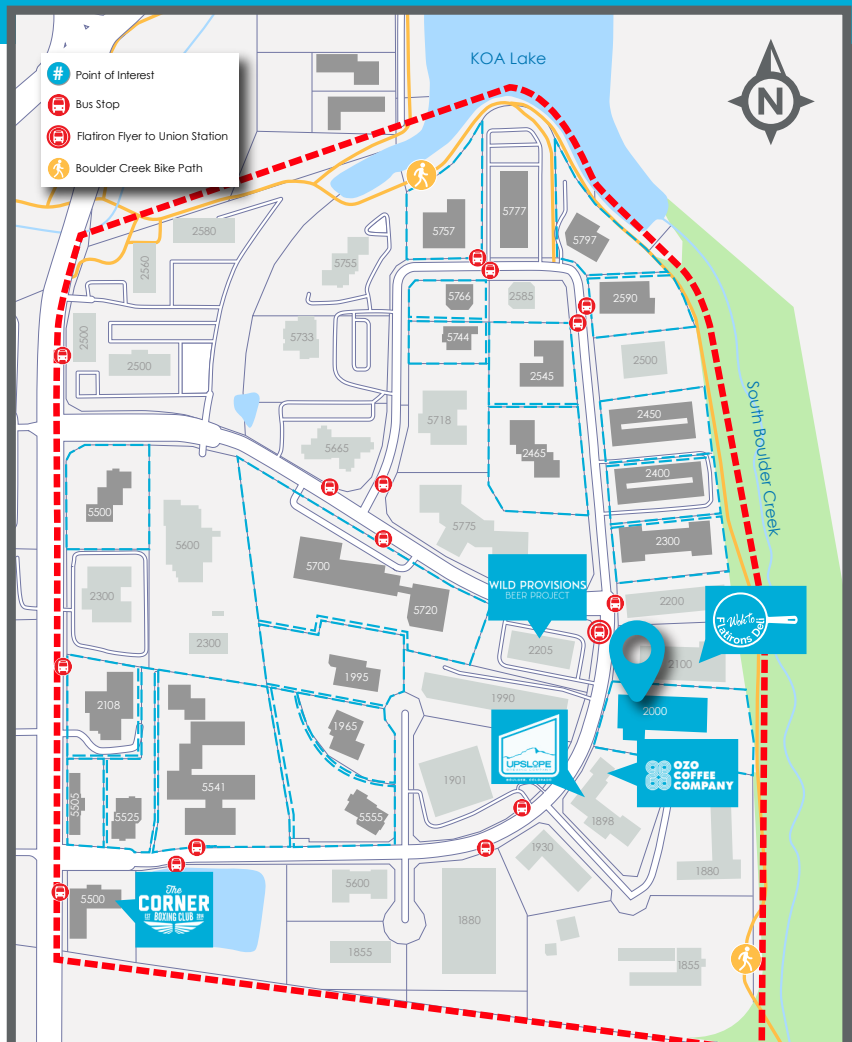
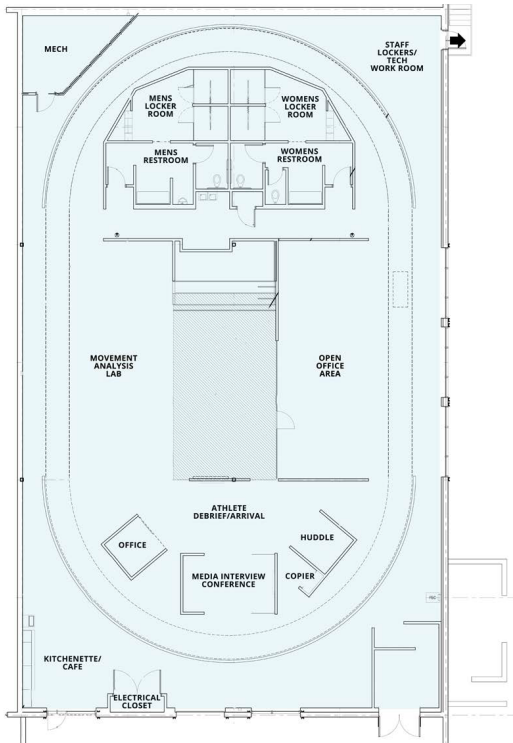
## PROPERTY HIGHLIGHTS

- 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



# 2000 CENTRAL AVENUE

BOULDER, COLORADO



## MAJOR TENANTS IN THE PARK

**sovrn**

**SEATOSUMMIT**

**IMM**

**KBI**  
BIOPHARMA

**POPSOCKETS**

**informa**

**Chocolove**  
X O X O X

## PARK AMENITIES



**WILD PROVISIONS**  
BEER PROJECT

**OZO COFFEE COMPANY**

**The CORNER**  
EST. BOXING CLUB 1984



For leasing information:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.