

2545 Central Avenue

Boulder, Colorado

Join tenants in hightech, consulting, communications and bioscience industries.



Office/Flex/R&D/Lab Use Space For Lease 7,441± to 15,009± SF Available at \$18.00-\$18.50/RSF, NNN

Operating Expenses = \$7.68/sf excluding utilities & janitorial - Estimated 2018

Building Highlights

Building Size: 37,167 SF Year Built: 1982 Parking Ratio: 2.07:1,000 Zoning: IG

Loading: 2 dock-high doors T1, T3, 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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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 properly 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 withdrawall without notice and to any special conditions imposed by our principal.



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FLOORPLAN:



Suite 220
7,568± SF Available
Second Floor

First Floor

For more information:

Newmark Knight Frank

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