

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



# 2545 Central Avenue

Boulder, Colorado

## 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  
Parking Ratio: 2.07:1,000  
Loading: 2 dock-high doors

Year Built: 1982  
Zoning: IG  
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:



1800 Larimer Street, Suite 1700  
Denver, Colorado 80202  
[www.ngkf.com](http://www.ngkf.com)

**Scott Garel**  
303.260.4331  
[sgarel@ngkf.com](mailto:sgarel@ngkf.com)

**Jared Leabch**  
303.260.4330  
[jleabch@ngkf.com](mailto:jleabch@ngkf.com)



1510 28th Street, Suite 200  
Boulder, Colorado 80303  
[www.deancallan.com](http://www.deancallan.com)

**Becky Callan Gamble**  
303.449.1420 x12  
[bgamble@deancallan.com](mailto:bgamble@deancallan.com)

**Beau Gamble**  
303.449.1420 x18  
[beaugamble@deancallan.com](mailto:beaugamble@deancallan.com)

FLATIRON  
CONNECT CREATE INNOVATE

FLOORPLAN:



Second Floor

Suite 220  
7,568± SF Available

SITEPLAN:



Owned by:



**CRESCENT.**  
Crescent Real Estate LLC