

# 2300 Central Avenue

Boulder, Colorado

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



# Office/Flex/Warehouse Space For Lease 2,560± to 5,120± SF Available at \$16.00/RSF, NNN

Operating Expenses = \$6.24/sf excluding utilities & janitorial - Estimated 2018

#### **Building Highlights**

Building Size: 34,080 SF Year Built: 1978 Parking Ratio: 2.52:1,000 Zoning: IG

Loading: Suite L: Drive-in Ceiling Height: 15'

Loading: Suite K: Van-height dock area

#### **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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#### **Scott Garel**

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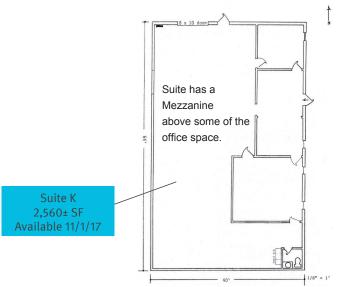
Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally 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.

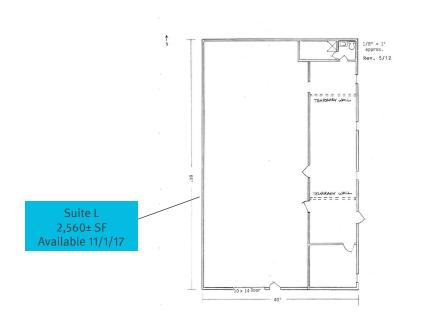


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FLOORPLANS: 1st Floor





## For more information:

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#### SITEPLAN:



