

2300 Central Avenue

Boulder, Colorado

Join tenants in high-tech, 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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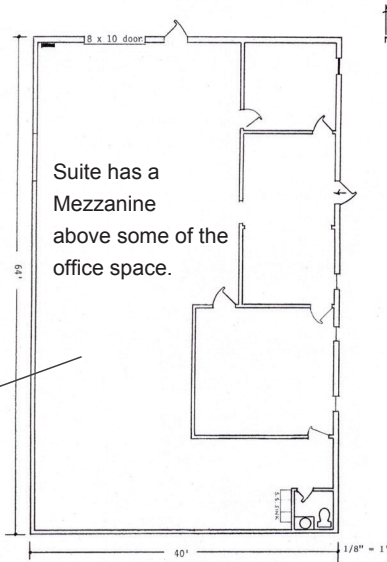
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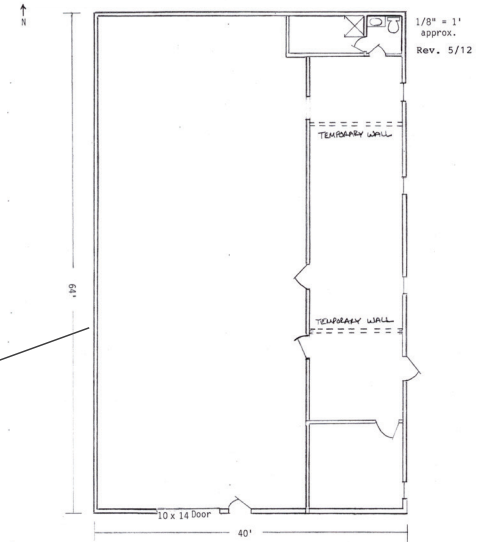
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FLOORPLANS: 1st Floor



Suite K
2,560± SF
Available 11/1/17



Suite L
2,560± SF
Available 11/1/17

SITEPLAN:



For more information:

Newmark Knight Frank

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