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# ShipCompliant

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PREPARED BY:



**Rare Space Inc.**

1331 17th St, Suite M-100  
Denver, CO 80202

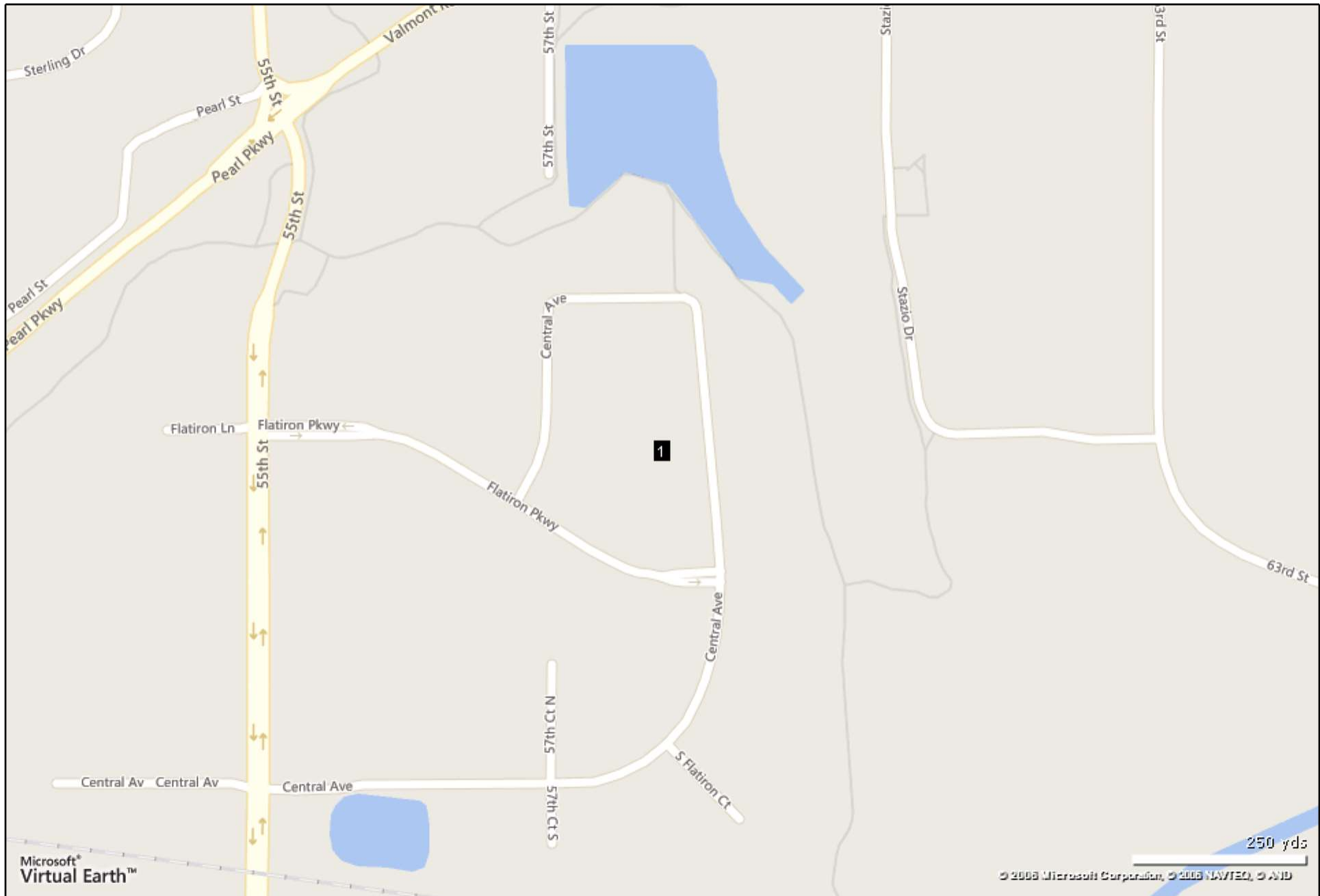
**Tom Grotewold**

CEO

(303) 296-8800 (phone)

(303) 296-8814 (fax)

tom@raespace.com



## 2465 Central Ave - Flatiron Park



Location: **NWC Central Ave & Flatiron Pkwy**  
**Boulder Cluster**  
**Boulder Submarket**  
**Boulder County**  
**Boulder, CO 80301**

Building Type: **Class B Office**

Status: **Built 1995**

Stories: **2**

RBA: **40,232 SF**

Typical Floor: **20,045 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **100%**

Developer: -  
Management: **Flatiron Property Management**  
Recorded Owner: **Flatiron Investments Lp**

Expenses: **2015 Combined Tax/Ops @ \$6.53/sf; 2012 Est Ops @ \$3.08/sf**  
Parcel Number: **1463270-18-001**  
Parking: **133 free Surface Spaces are available; Ratio of 3.84/1,000 SF**