



**BENCHMARK**  
COMMERCIAL REAL ESTATE



Creative  
Modern  
Sublease  
**18,007 SF**

2000 Central Avenue Suite 100  
Boulder, CO 80301



Unit Size\* **18,007**



Rate **\$14/NNN**  
**NNN \$18.37**



Ceiling Height **14'**



Year Built: **1980**



Term **1/1/2025**



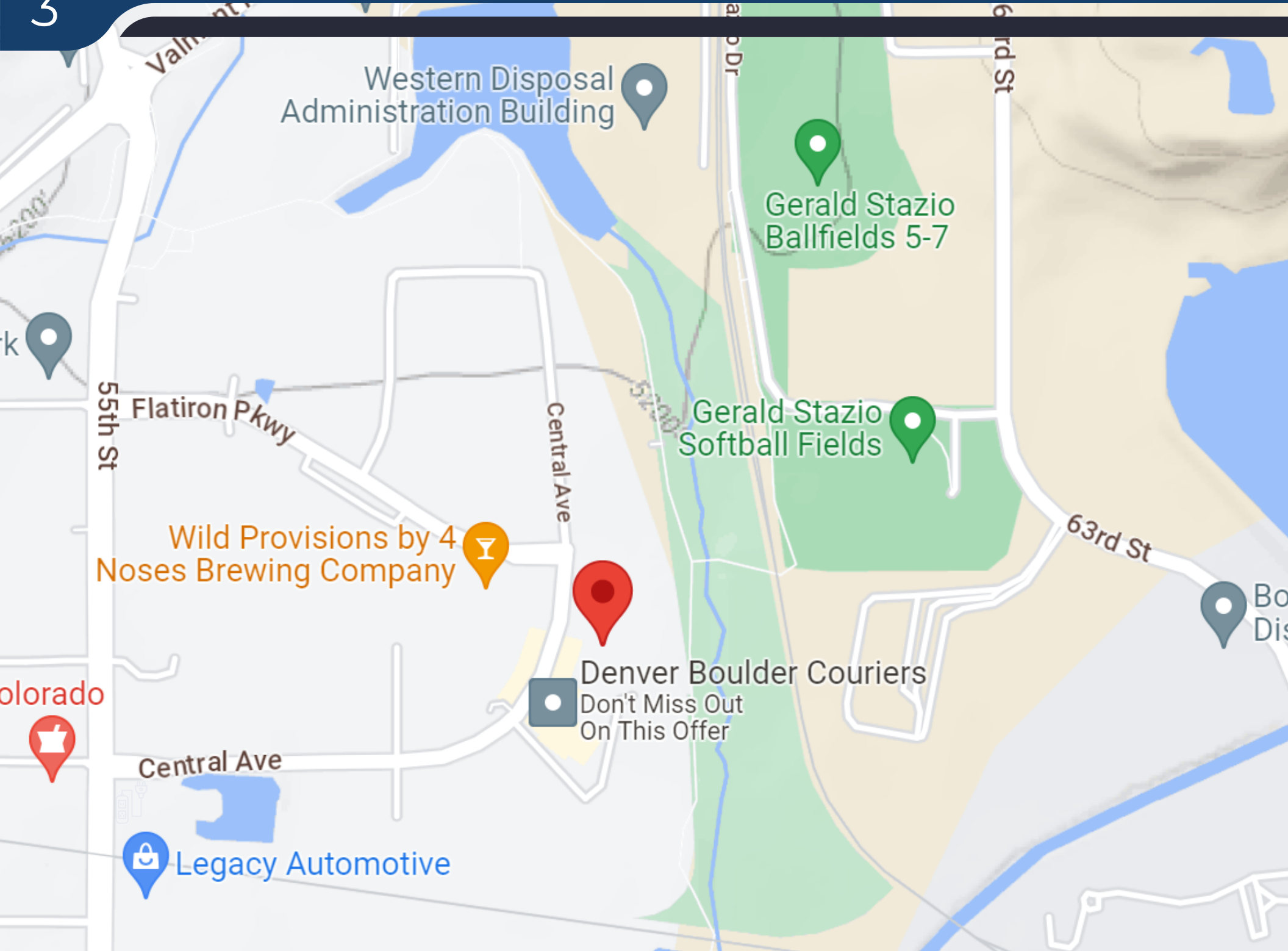
Furniture **Negotiable**



Parking **EST. 75**  
**Shared Spaces**

Welcome to Boulder's most exciting sublease, where modern design meets a vibrant and collaborative atmosphere. This cutting-edge 18,000 SF workspace is designed to inspire creativity, foster teamwork, and provide a comfortable environment for professionals, all in breathtaking Boulder, Colorado.

The common areas are thoughtfully designed to promote effective and efficient communication among coworkers. A large Chef's kitchen, a smaller working kitchen, and a large outdoor patio with roll-up garage doors provide the perfect place for customer or employee events of any size.



Western Disposal Administration Building

Gerald Stazio Ballfields 5-7

Gerald Stazio Softball Fields

Wild Provisions by 4 Noses Brewing Company

Denver Boulder Couriers  
Don't Miss Out On This Offer

Legacy Automotive

Colorado

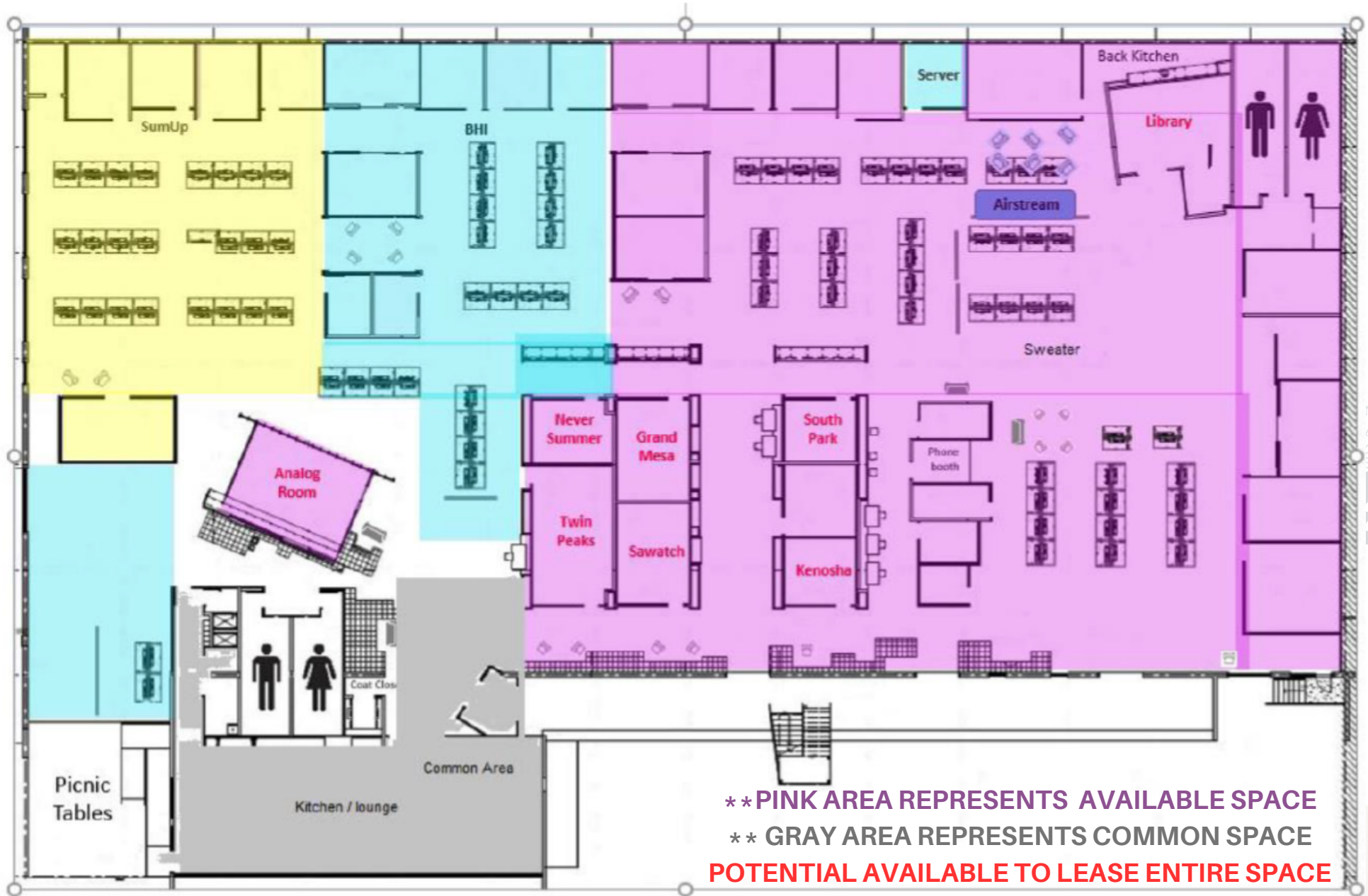
55th St

Central Ave

63rd St

Bo  
Dis

FLOOR PLAN



\*\* PINK AREA REPRESENTS AVAILABLE SPACE  
 \*\* GRAY AREA REPRESENTS COMMON SPACE  
 POTENTIAL AVAILABLE TO LEASE ENTIRE SPACE





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