

# EAST BOULDER FLEX/INDUSTRIAL OWNER-USER OPPORTUNITY

1898 SOUTH FLATRION COURT, BOULDER, CO



**1898**  
SOUTH FLATRION COURT

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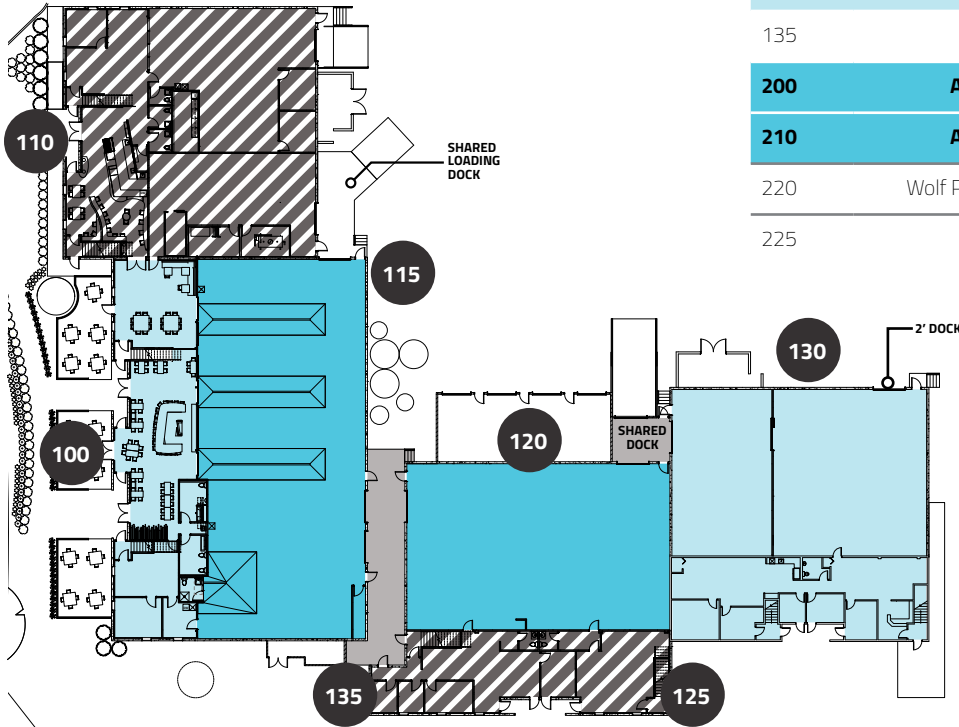
## PROPERTY SUMMARY

Price:	\$8,900,000 (\$215 / SF)
Lease Rate:	\$ 16.00-\$23.00 / SF / Yr NNN
Expenses:	\$9.64 / SF + Utilities
Building Square Footage:	41,377 SF
Available Square Footage:	26,800 (Divisible to 1,227 SF)
Parking:	2.92/1,000 SF

1898 South Flatiron Court is a flex/industrial asset in prime Flatiron Park/east Boulder. Features: 18' clear, 5 docks, 2,000 amps (208v 3-phase + 480v), IG zoning, and 2" water line. Offers 121 parking stalls (2.92/1,000 SF), expansion room, EV charging station, bike racks, and storage sheds on 2.55 acres. Demisable to smaller suites.



1ST FLOOR



2ND FLOOR



SUITE	TENANT	SQUARE FOOTAGE (SF)
<b>100</b>	<b>Available Existing Tap Room</b>	<b>3,471</b>
110/235	OZO office/coffee shop/lab/roastery + 2nd Floor Office	8,597
<b>115</b>	<b>Available Warehouse</b>	<b>6,923</b>
<b>120</b>	<b>Available Warehouse</b>	<b>5,035</b>
125	Ceres	937
<b>130</b>	<b>Available East Office/Warehouse</b>	<b>6,805</b>
135	Modendo	1,539
<b>200</b>	<b>Available Office</b>	<b>3,339</b>
<b>210</b>	<b>Available Office</b>	<b>1,227</b>
220	Wolf Professional Services	1,010
225	Ceres	2,494

## KEY ATTRIBUTES

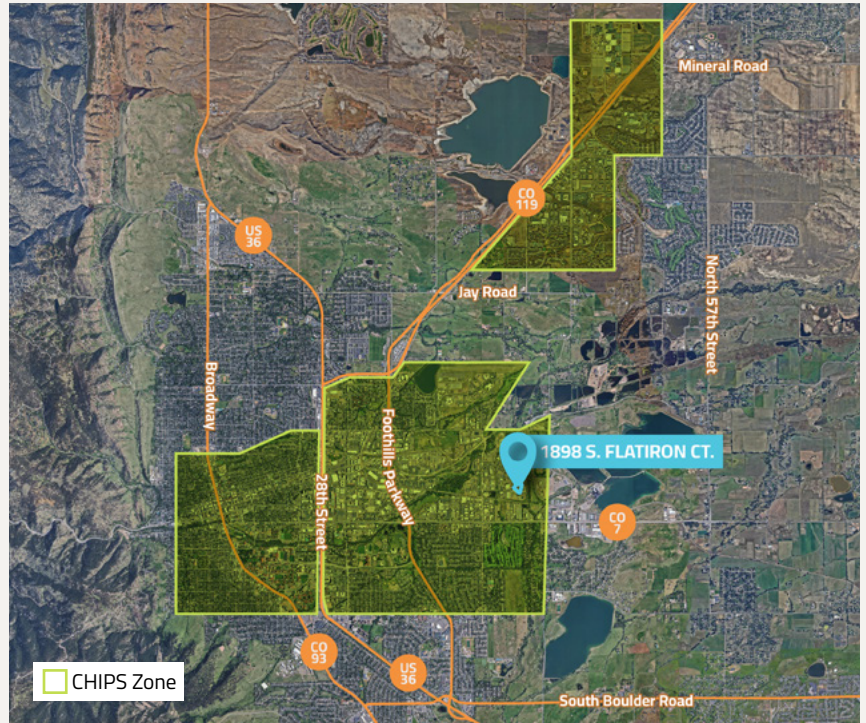
- 18' clear height in warehouse
- 5 docks, ample truck radius for heavy loading requirements
- 72 kW Solar Photovoltaic System - 2 sub-arrays; 25 kW and 47kW
- Flex/warehouse/manufacturing/industrial/office uses
- Desirable Flatiron Park/east Boulder locale
- 121 parking spaces, or 2.92/1,000 SF parking ratio
- EV charging station
- IG zoning
- 2000 amps, 208v 3-phase panels, plus 480v service
- 2" water line
- LEED Certified
- Ability to demise to smaller office/warehouse configurations
- Ancillary storage sheds with overhead doors
- Room for additional parking
- Lot size: 2.55 acres
- Construction type: reinforced concrete
- Built 1974

# DISCOVER THE BOULDER CHIPS ZONE

The Boulder CHIPS Zone is at the forefront of a nationwide effort to rejuvenate and expand the U.S. semiconductor industry—a critical pillar for maintaining technological leadership and economic stability. Aligned with the goals of the CHIPS Act, this initiative channels substantial federal funding and incentives into semiconductor manufacturing, research, and development.



For more information visit:  
<https://oedit.colorado.gov/chips-zones-program>



## WHY BOULDER MATTERS

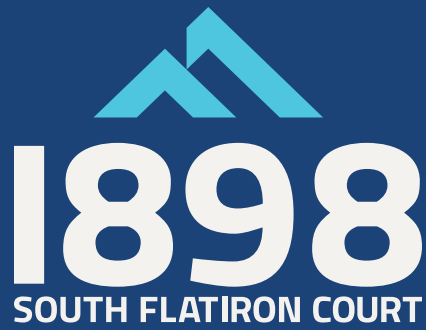
Boulder’s designation as a CHIPS Zone underscores its strategic position within the semiconductor value chain. As a key player in the national drive to fortify domestic chip production and innovation, Boulder offers:

- 1. State Tax Credits:** Attractive incentives for semiconductor companies, making Boulder an ideal hub for business growth and investment.
- 2. Federal Support:** Local firms gain access to significant federal incentives, fostering a competitive and innovative business environment.
- 3. Collaboration Opportunities:** By facilitating partnerships among businesses, academic institutions, and government entities, the CHIPS Zone accelerates advancements in semiconductor manufacturing and workforce development.

**Boulder:** Where innovation meets opportunity. Join us in shaping the future of semiconductor production and innovation!

## WHAT ARE THE BENEFITS?

- ✓ Business facility new employee tax credit – **\$1,100 per job**
- ✓ Business personal property tax credit – **3% of qualifying investment**
- ✓ Commercial vehicle investment tax credit – **1.5% of purchase price**
- ✓ Job training tax credit – **12% of costs**
- ✓ Research and development tax credit – **3% of expenses**



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