OFFICE SPACE FOR LEASE

3065 Center Green Dr.
Boulder, CO

8,190 - 16,380 Square Feet

Office Space Available!

- **Ideal for Businesses:** Spacious corporate office with large and bright buildout, multiple conference rooms, ample storage, and a large server room to accommodate various operational needs
- **Strategically Located:** Prime Boulder location with quick access to Foothills Parkway, 28th Street, and Highway 36
- **Designed for Productivity:** Includes a beautiful lobby, elevator, and a patio for breaks and informal meetings
- **Flexible & Functional:** Two-level layout with the second floor fully leased and the entire first floor available (up to 16,380 SF)
- **Ample Parking:** 118 parking spaces available, including covered options
- **Technology-Ready:** Features a high-capacity server room, ideal for data-heavy operations and IT infrastructure
- **Customizable Options:** Choose between half-floor (8,190 SF) or full-floor (16,380 SF) configurations to suit your business needs

TEBO PROPERTIES

Contact us for more information:

leasing@teboproperties.com

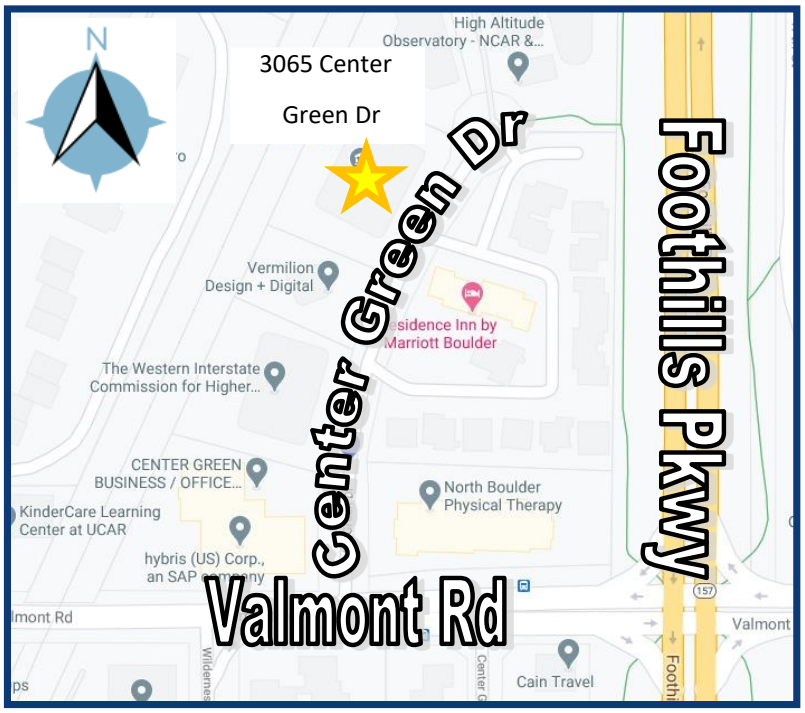
303-447-8326

www.TEBOproperties.com

OFFICE SPACE FOR LEASE

TEBO PROPERTIES

3065 Center Green Dr., Boulder, CO



Unit	Square Feet	Price *All NNN are as of 12/31/24
Area 1-1	8,190	$15.75/SF + $8.66 NNN* = $16,659.83/Month
Area 1-2	8,190	$15.75/SF + $8.66 NNN* = $16,659.83/Month
Entire First Floor	16,380	$14.95/SF + $8.66 NNN* = $32,227.65/Month

TEBO PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com