

BOULDER COMMONS



2440, 2490, 2530
JUNCTION PLACE
BOULDER, COLORADO

CBRE



BOULDER COMMONS

UNCOMMON INSPIRATION AT THE INTERSECTION OF WORK AND SPACE

To us, sustainability is about more than efficient systems and processes to reduce our impact. It's as much about sustaining the vibrant, innovative character of commercial spaces that allow innovative companies to thrive.

We introduced Boulder Commons to much acclaim—not only from the real estate and green building industries but also with the commercial tenants that appreciate the role outstanding space delivers to their company culture. Today, the campus is complete with three office buildings featuring retail space (2440, 2490, and 2530 Junction Place) and one multifamily building with ground floor retail/office space (3200 Bluff Street).

Sustainability is a foundation. And upon that foundation, rises a commercial culture that has drawn in like-minded companies who truly appreciate the role their commercial space plays in the health and wellbeing of their companies.

Vibrant indoor work spaces with great natural light. Comfortable outdoor spaces that embrace the Colorado weather, and our outstanding views, throughout the seasons. Being at the forefront of the sustainability movement is exciting. As the concept has been embraced by the companies that call Boulder Commons home, however, really exciting things start to happen in the unique commercial character of a neighborhood.

Welcome to Boulder Commons. Welcome to the intersection of work and space.



HIGH ENERGY EFFICIENT FOOTPRINT

Balances energy use in a way that is truly unique, using innovative technology to design a building that generates as much power as it consumes.



TIGHT BUILDING ENCLOSURE

Protects against the elements, supports energy efficiency and benefits tenant wellness.



SOLAR ROOF & VERTICAL SOLAR ARRAYS

Generates solar energy through cutting-edge design.



PARTICIPATION IN ENERGY GOALS

Engages tenants in helping to reduce the buildings' energy load by expanding tenant knowledge of sustainable practices.



VARIABLE REFRIGERANT VOLUME HVAC SYSTEM

Responds to the unit needs rather than climate conditioning for the entire building.



WINDOW TECHNOLOGY

Reduces heat gain in the summer and heat loss in the winter through triple-glazed windows.



CAR CHARGING STATIONS

Ability to host tenant car-charging stations in parking garage.



FIBER & DATA

Services include a CenturyLink hub at 31st South of Carbon and Comcast.



SUSTAINABILITY
TRANSFORMING THE WAY IN WHICH
BUILDINGS AND COMMUNITIES ARE
DESIGNED.



NEIGHBORHOOD & COMMUNITY

Boulder Junction is at the nexus of a thriving new transit-oriented district in Boulder, where restaurants, coffee shops, markets and residential communities are interspersed with exciting new commercial spaces full of progressive companies. We're steps from Google's new campus, new hotels, and Boulder's new RTD station, situated along the Goose Creek Parkway bike path that provides easy access to other iconic Boulder areas like Pearl Street Mall and 29th street.

And, while it may be one of the more walkable districts in town, tenants also get free eco passes for bus service, discounted car share, and even free access to our fleet of readily available bikes to run out at lunch for a quick bite or cruise down the bike path for a mid-day break.

MOBILITY AND TRANSPORTATION:

- A quick stroll to the New RTD Station with direct access to DIA, Denver/36 Corridor and Diagonal Highway
- Goose Creek Bike Path and Fleet of Private Bikes
- Parking Available On-Site
- Eco passes given to all tenants - the hub for Flatiron Flyer from Boulder to Denver
- Direct bus from RTD station to Downtown Boulder
- Footsteps to shopping, restaurants, gyms, hotels and more

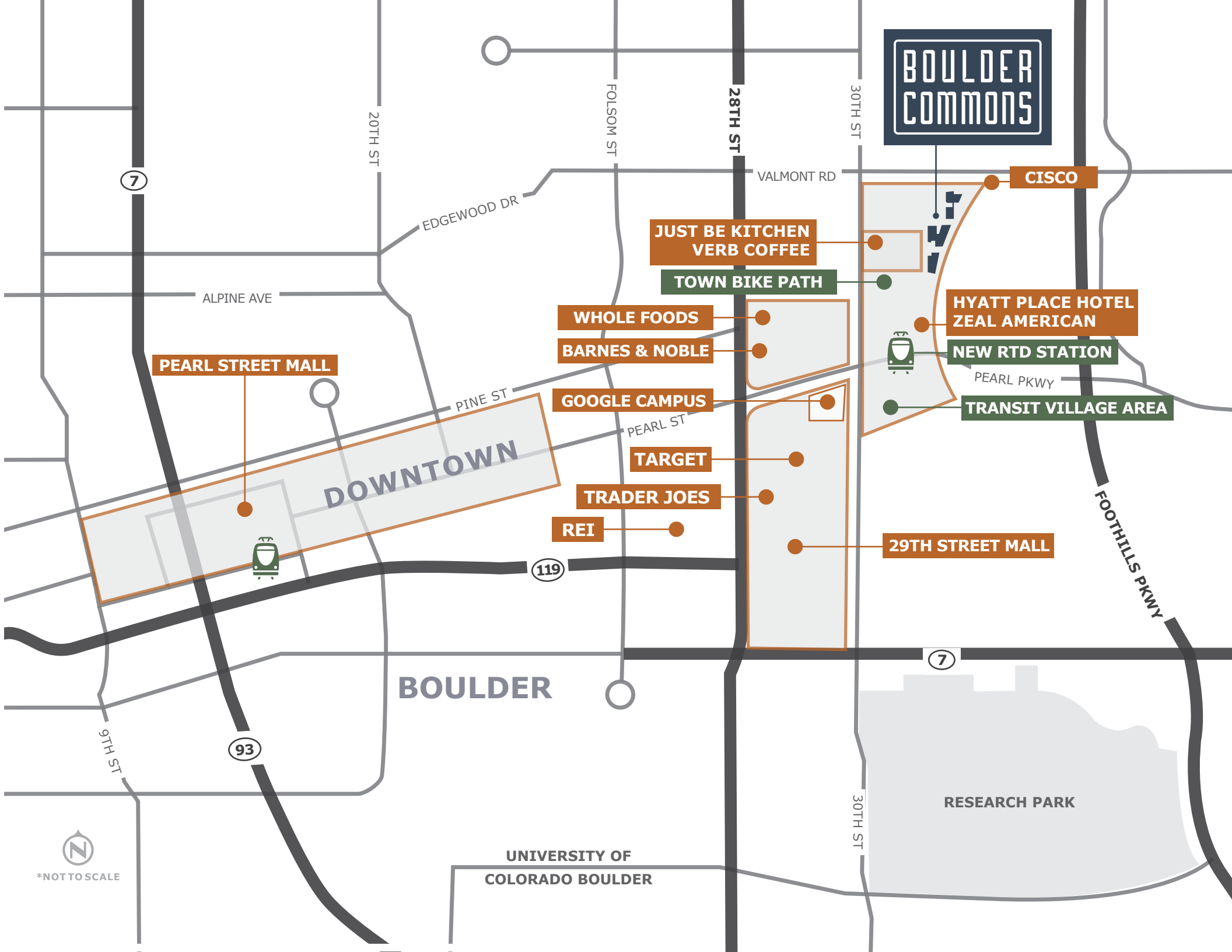
JOIN THESE COMPANIES AT BOULDER COMMONS:

- ROCKY MOUNTAIN INSTITUTE
- UPLIGHT
- VASU SKIN SOLUTIONS
- PETSMART
- ARKOSE TAX & CONSULTING
- NETAPP, INC.



BOULDER COMMONS VIEWS WILL REMAIN UNINTERRUPTED BY FUTURE DEVELOPMENT.

Views from the Flatirons to the southwest and views of Dakota Ridge to the northwest. Looking over the predominantly two story Steel Yards neighborhood.



BOULDER COMMONS

CISCO

JUST BE KITCHEN
VERB COFFEE

TOWN BIKE PATH

WHOLE FOODS

BARNES & NOBLE

HYATT PLACE HOTEL
ZEAL AMERICAN

NEW RTD STATION

PEARL STREET MALL

PEARL PKWY

TRANSIT VILLAGE AREA

PINE ST

GOOGLE CAMPUS

PEARL ST

TARGET

TRADER JOES

REI

29TH STREET MALL

119

BOULDER

7

FOOTHILLS PKWY

93

RESEARCH PARK

UNIVERSITY OF
COLORADO BOULDER



*NOT TO SCALE

CAMPUS AMENITIES & FEATURES



ON-SITE PROPERTY MANAGEMENT

Benefit from on-site property management for fast, efficient responses to any tenant needs.



OPEN FLOOR PLANS

Experience large open floor plans, designed to provide natural daylight from all sides.



COMMON AREA VARIETY

Choose from convenient meeting spaces throughout the property, including an outdoor courtyard, third-floor roof deck, ground-floor fitness center, and lobby lounge.



PROGRESSIVE TRANSPORT

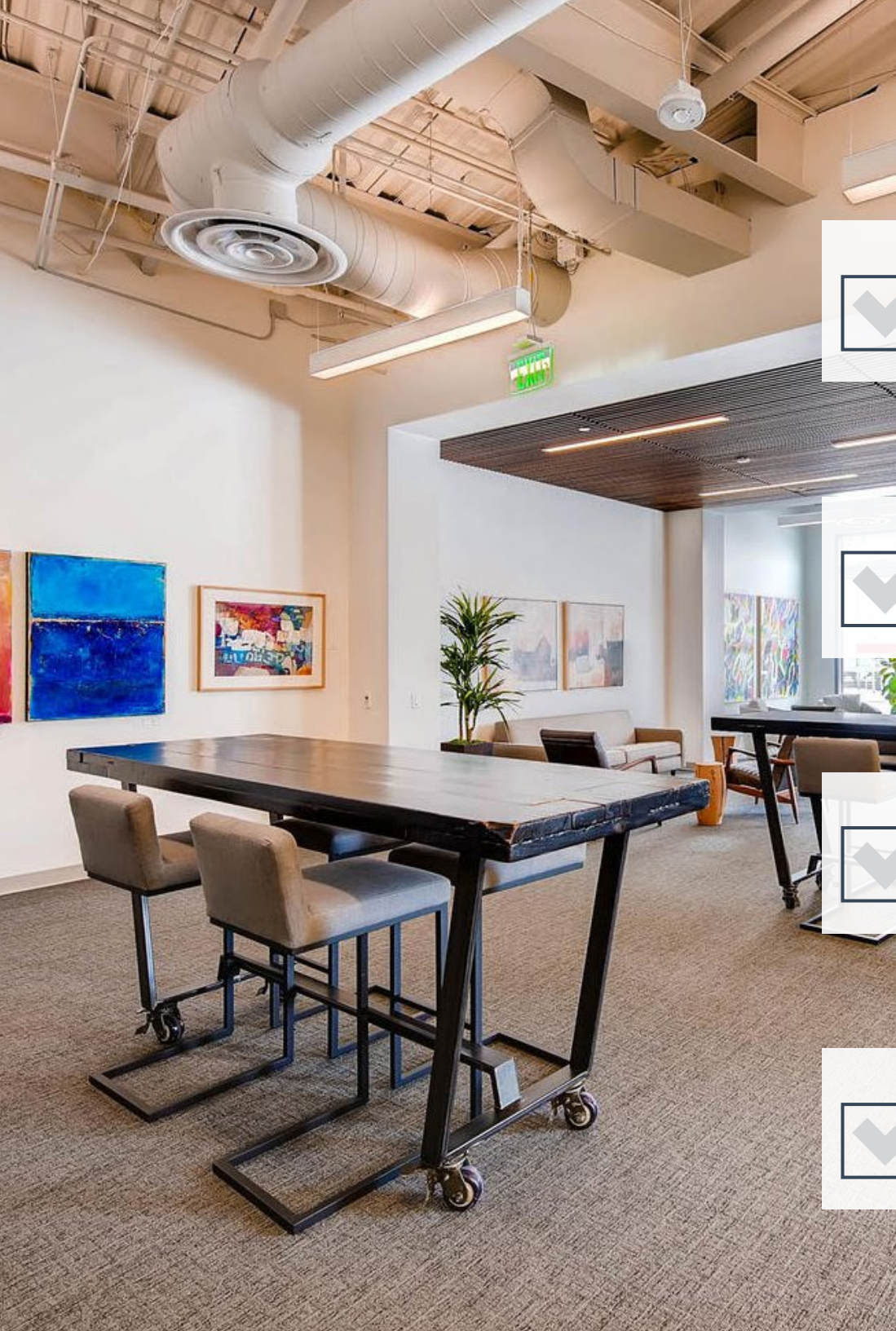
Enjoy tenant benefits like on-site, underground parking and take advantage of reduced parking costs for HOV/carpool transportation, or use adjacent spaces just a short walk away.



PROXIMITY TO GOOSE CREEK TRAIL

Take advantage of this bike- and pedestrian-friendly trail spanning the edge of the property and connecting tenants to neighboring amenities.





ON-SITE BIKE SHARE & STORAGE

Enjoy a fleet of bikes available to tenants for use in exploring the neighboring amenities along with on-site bike storage.



RTD TRANSIT STATION

Travel to-and-from the city's newest transit station, just a short stroll from Boulder Commons.



BOULDER B-CYCLE

Check out a bicycle at one of 4 stations located within walking distance, free for rides less than 1 hour with an annual membership.



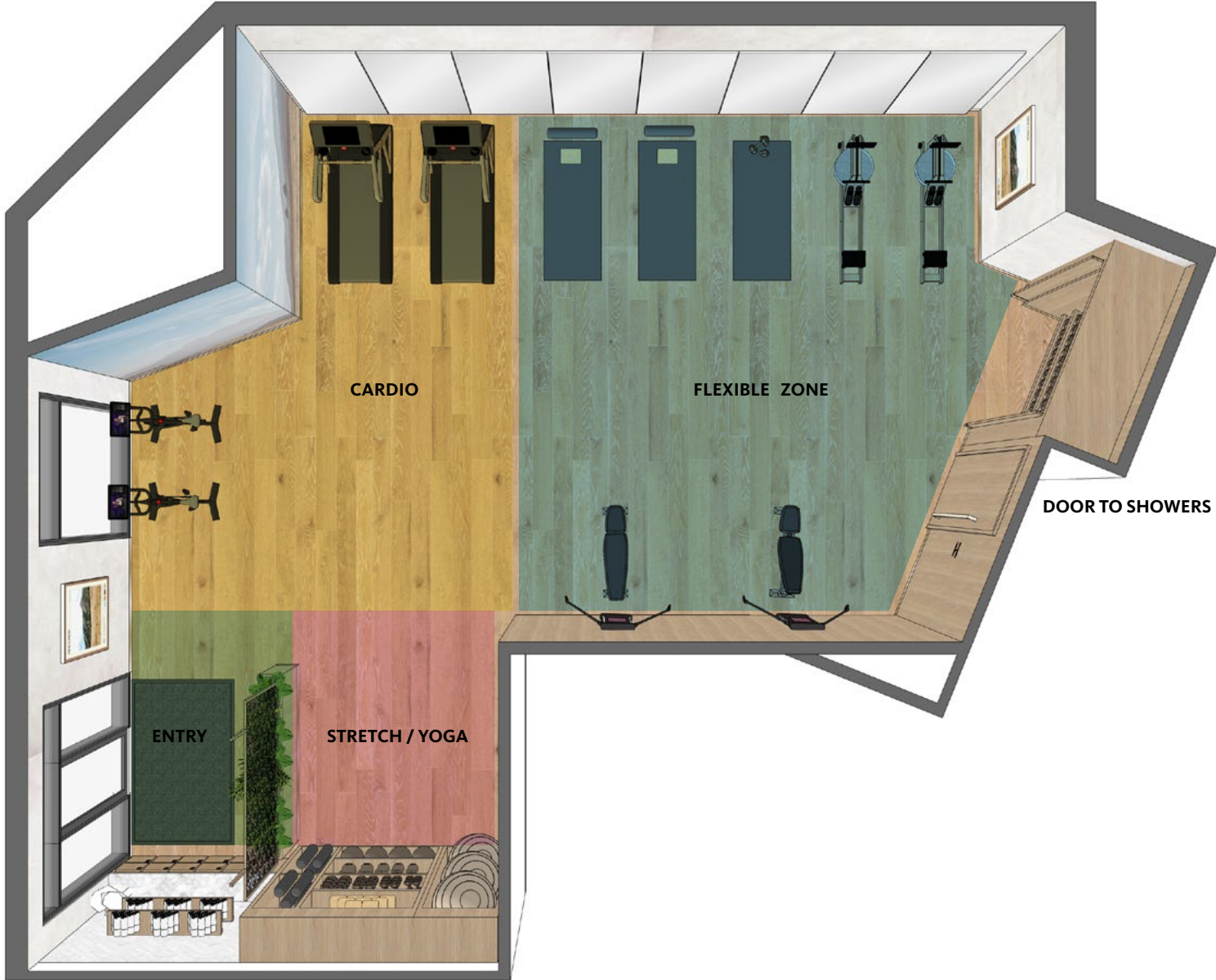
ECOPASS

Annual passes provided to all tenants, which include unlimited rides on all local and regional buses and light rail service, plus free service to and from Denver Int'l Airport.

CAMPUS AMENITIES & FEATURES

FITNESS CENTER

New fitness center is coming soon to Boulder Commons! This new amenity totals 1,395 SF and is located at 2530 Junction Place.





CAMPUS

OVERVIEW

**BOULDER
COMMONS**

2440 JUNCTION PLACE
±40,000 SF

OFFICE
UP TO 10,781 SF AVAILABLE

2530 JUNCTION PLACE
±52,000 SF

OFFICE
±10,292 SF AVAILABLE



BOULDER COMMONS BY THE NUMBERS

AVAILABLE
NOW



BOULDER COMMONS
CAMPUS

TENANT
MINIMUM SIZE
1,884 SF



BOULDER COMMONS
CAMPUS

FLOOR PLATES
UP TO
10,292 SF



2530
JUNCTION PLACE

ON-SITE & OFF-SITE
PARKING RATIO
1.00/1,000 SF



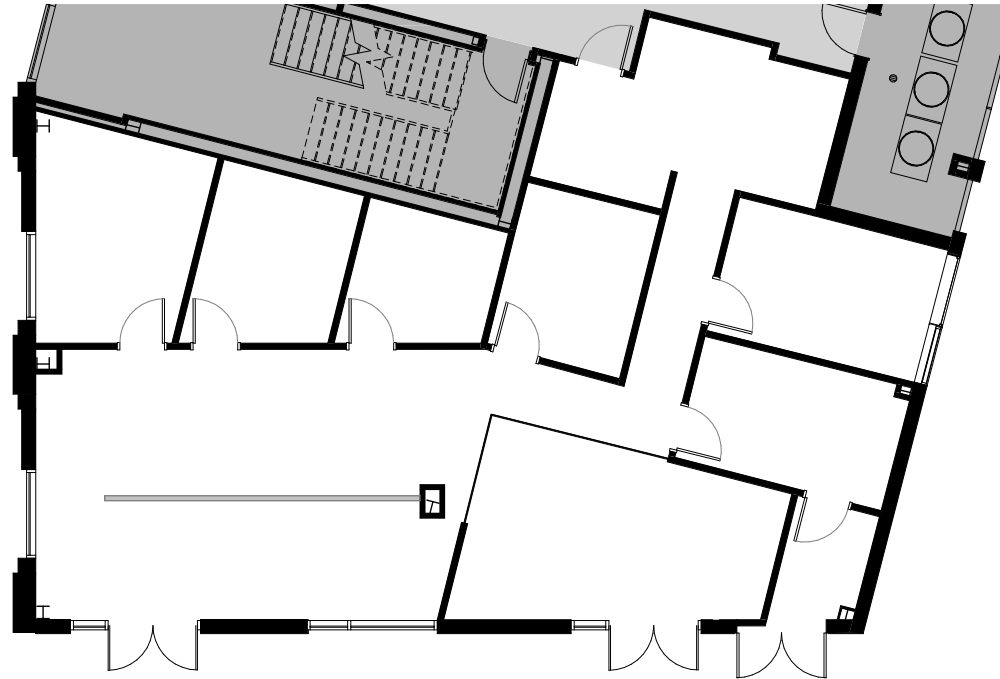
BOULDER COMMONS
CAMPUS

AVAILABLE

2440 JUNCTION PLACE - FIRST FLOOR

SUITE 103: ±1,884 RSF

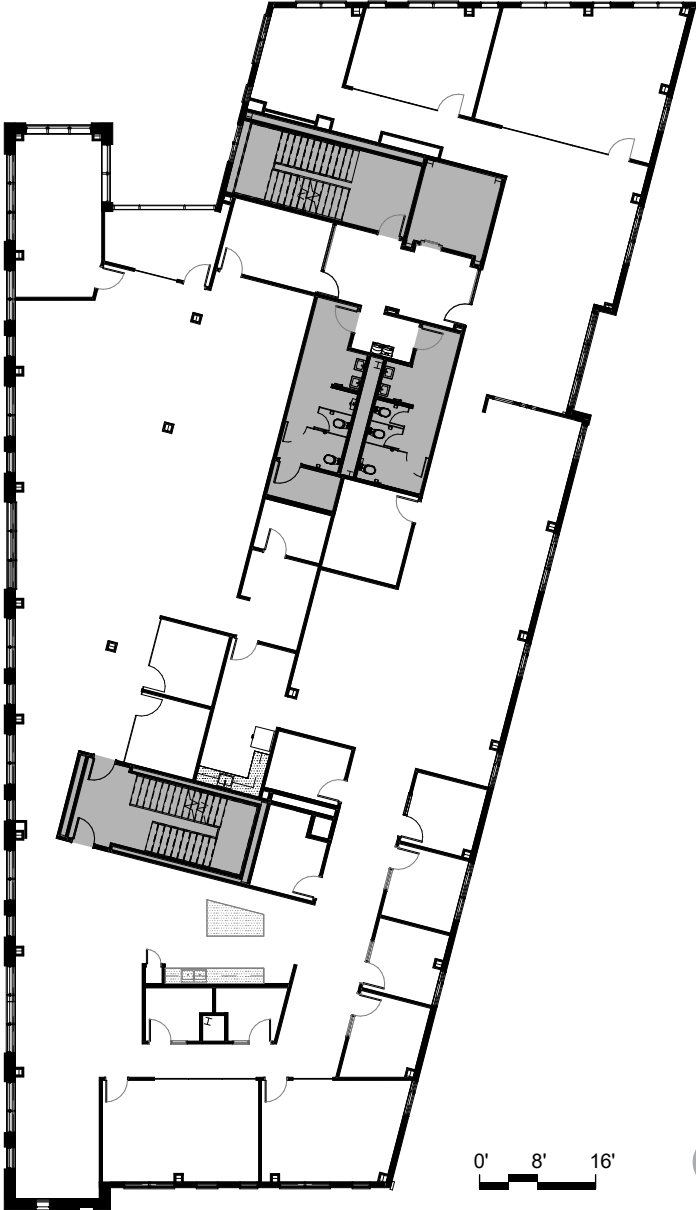
AVAILABLE IMMEDIATELY



*NOT TO SCALE

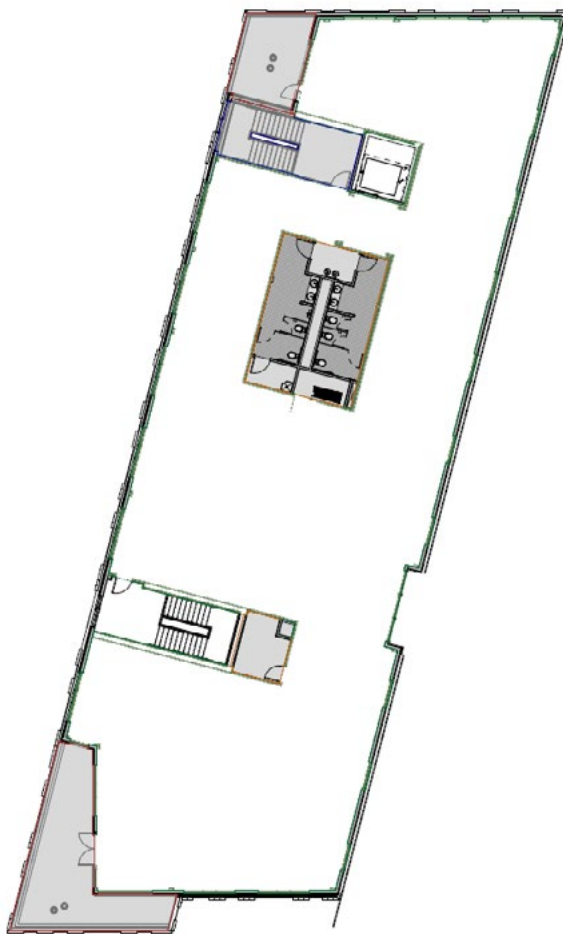
AVAILABLE

2440 JUNCTION PLACE - FLOOR TWO
±10,781 RSF (DIVISIBLE TO 3,292 RSF OR 7,489 RSF)
AVAILABLE IMMEDIATELY



AVAILABLE

2440 JUNCTION PLACE - FLOOR FOUR
SUITE 400: ±9,067 RSF
AVAILABLE SEPTEMBER 1, 2025




*NOT TO SCALE



AVAILABLE

2490 JUNCTION PLACE - FLOOR ONE
±8,846 RSF
AVAILABLE MARCH 1, 2025



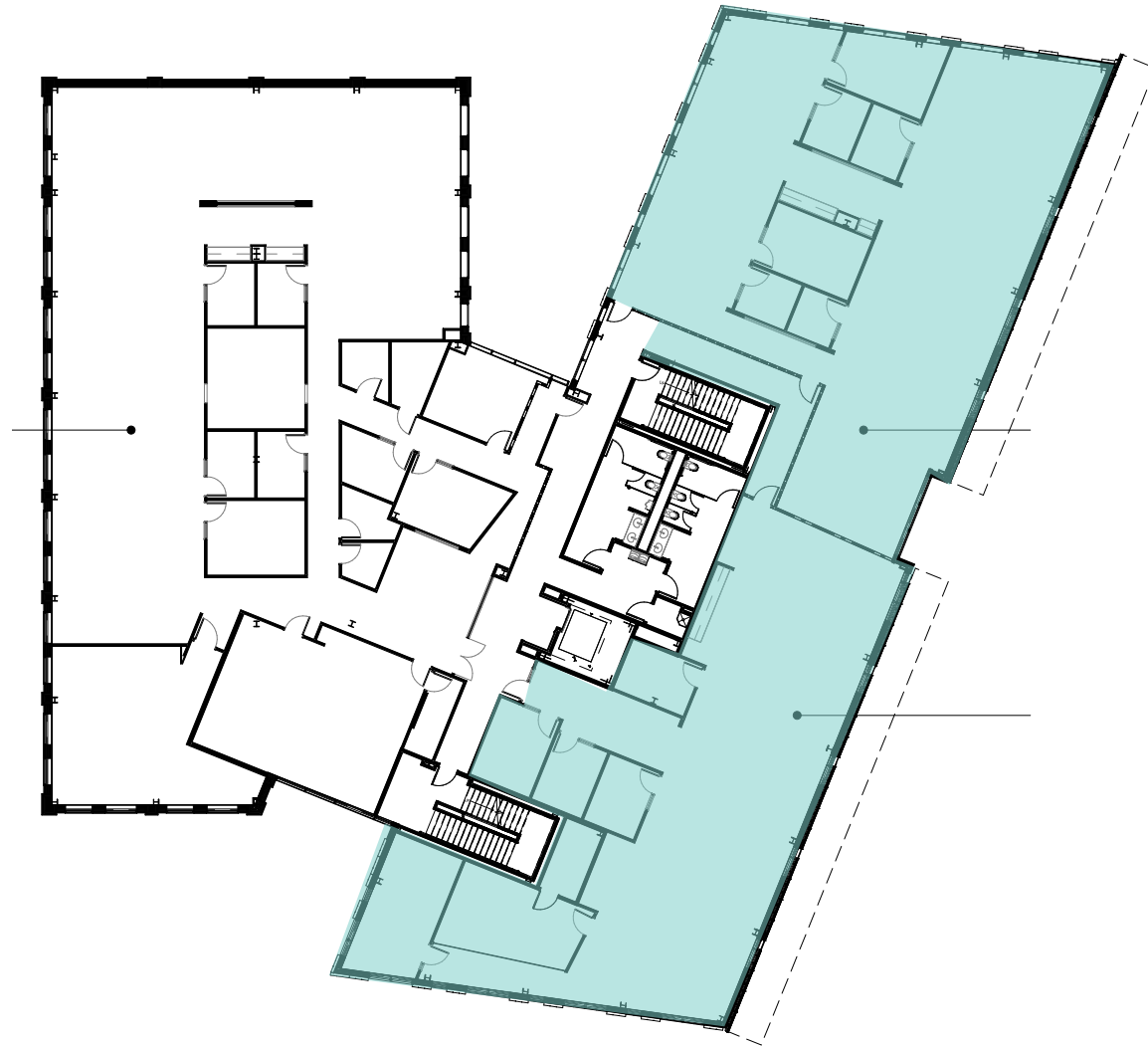

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AVAILABLE

2490 JUNCTION PLACE - SECOND FLOOR

SUITE 201: ±4,892 RSF

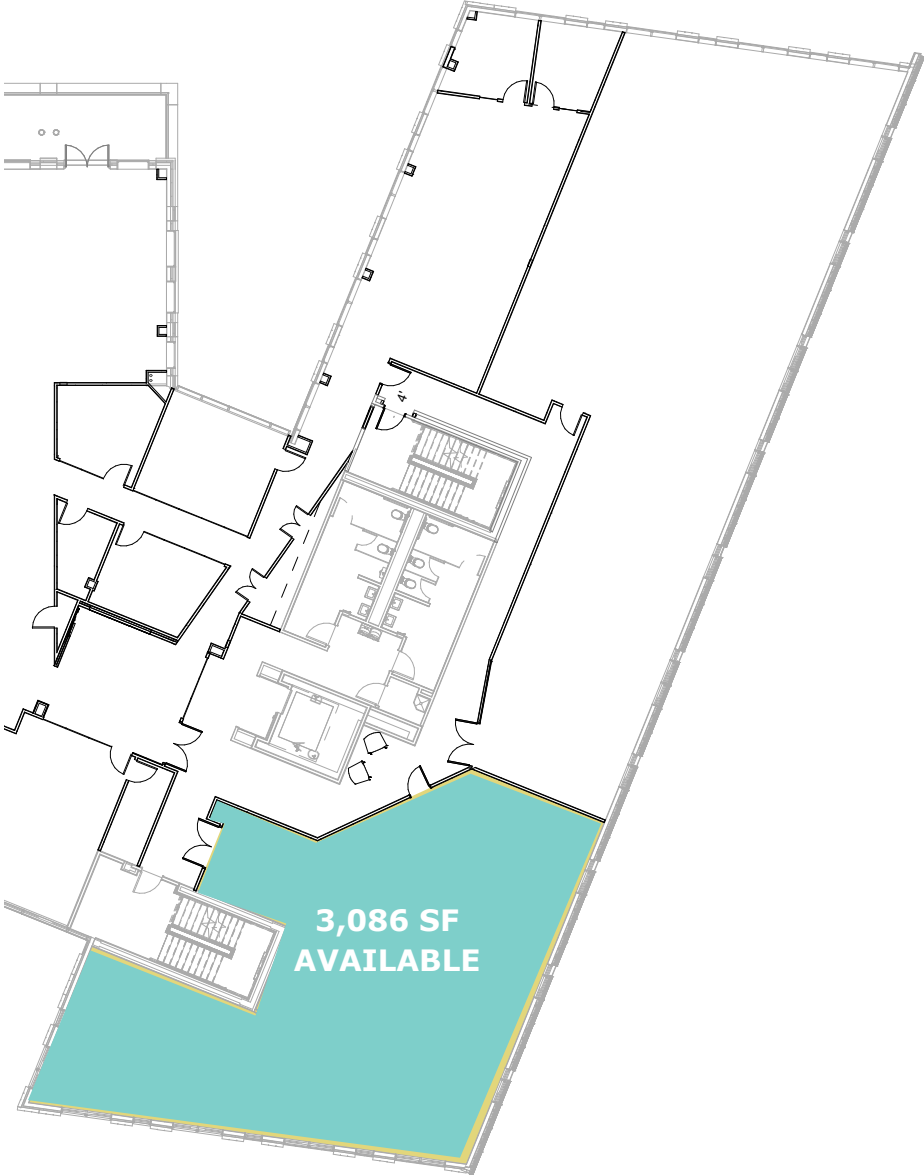
AVAILABLE Q2 2026




*NOT TO SCALE

AVAILABLE

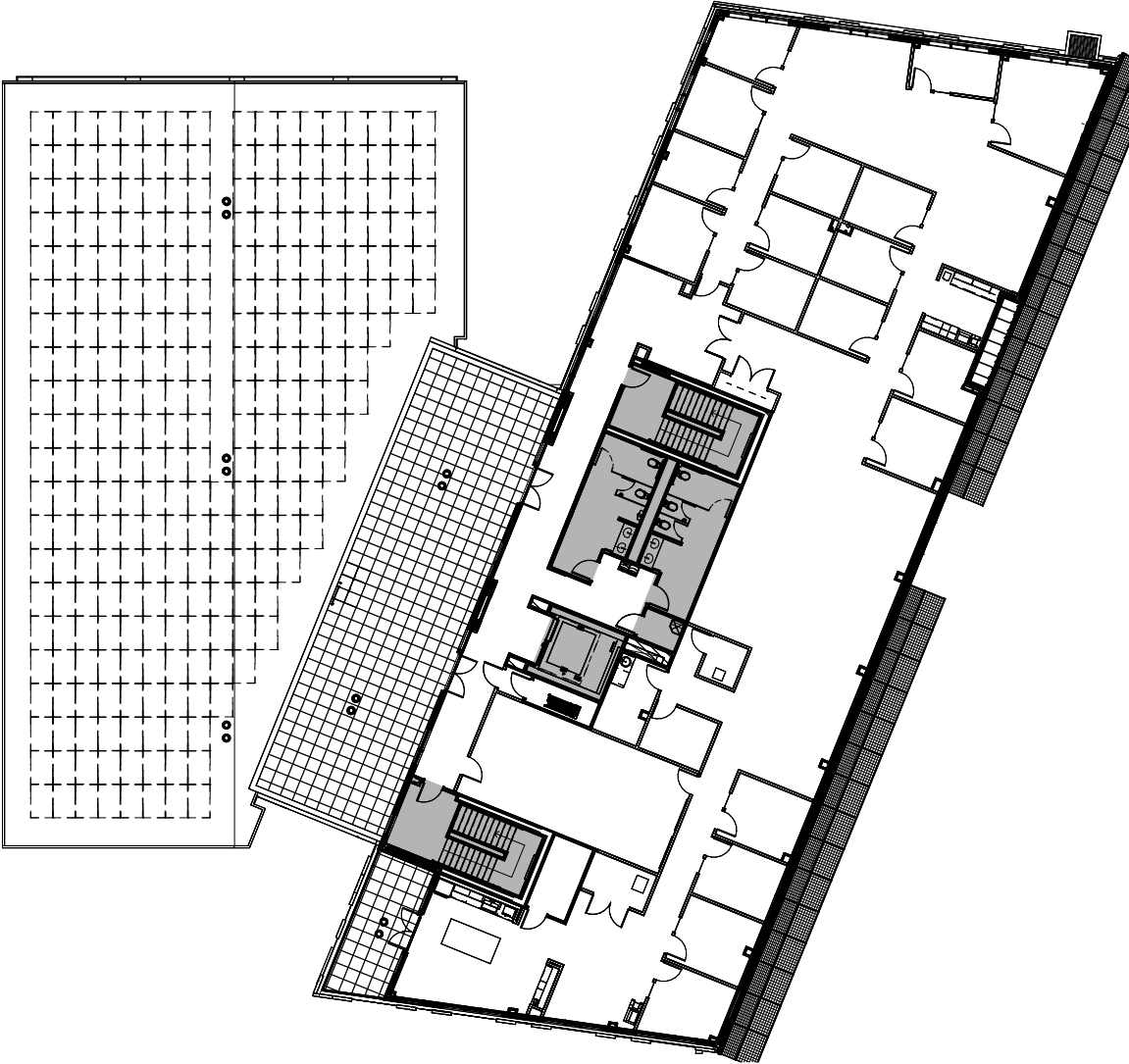
2490 JUNCTION PLACE - FLOOR THREE
SUITE 301: ±3,086 RSF
AVAILABLE MARCH 1, 2025




*NOT TO SCALE

AVAILABLE

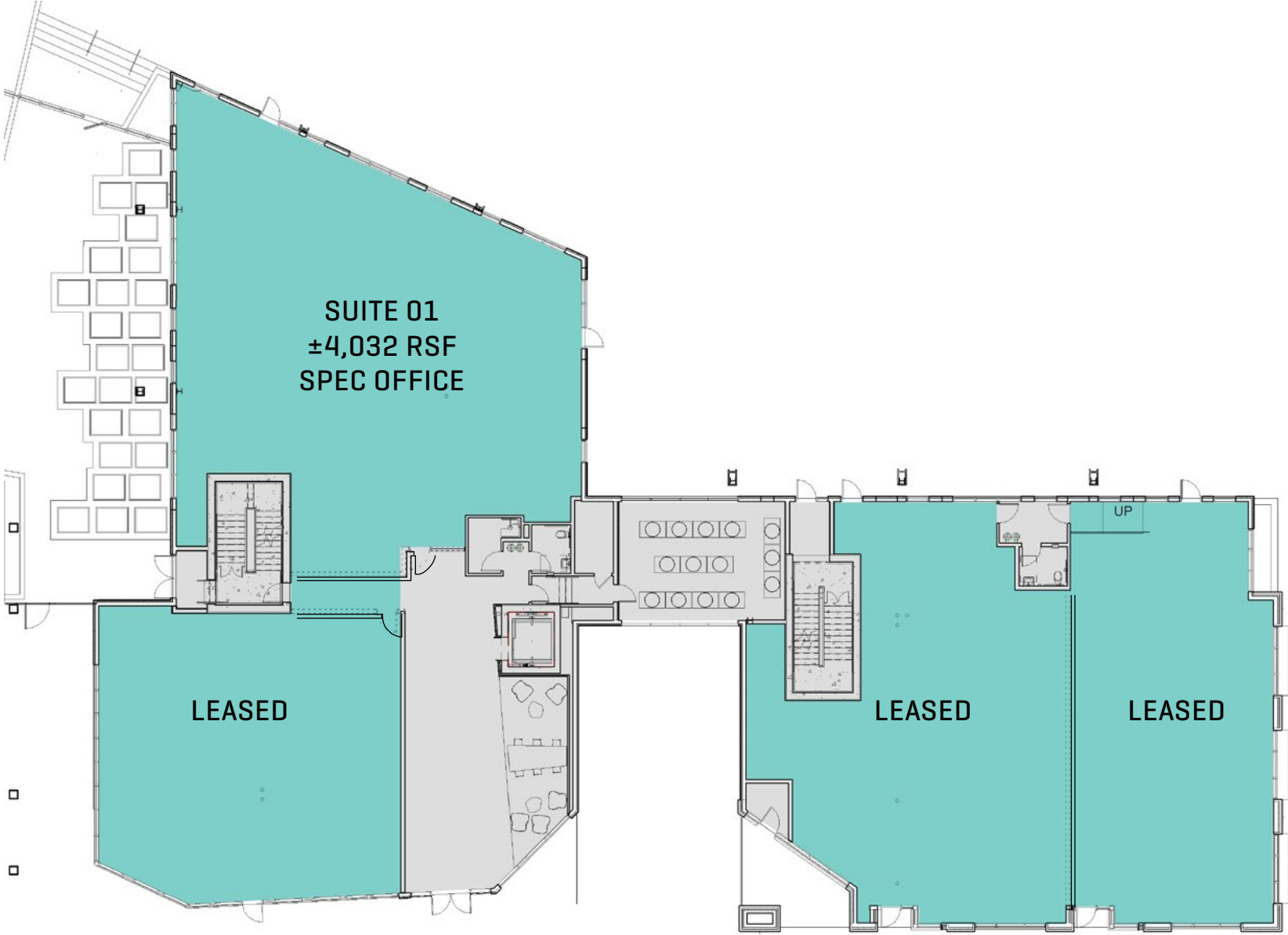
2490 JUNCTION PLACE - FLOOR FOUR
SUITE 400: ±10,781 RSF
AVAILABLE NOW




*NOT TO SCALE

AVAILABLE

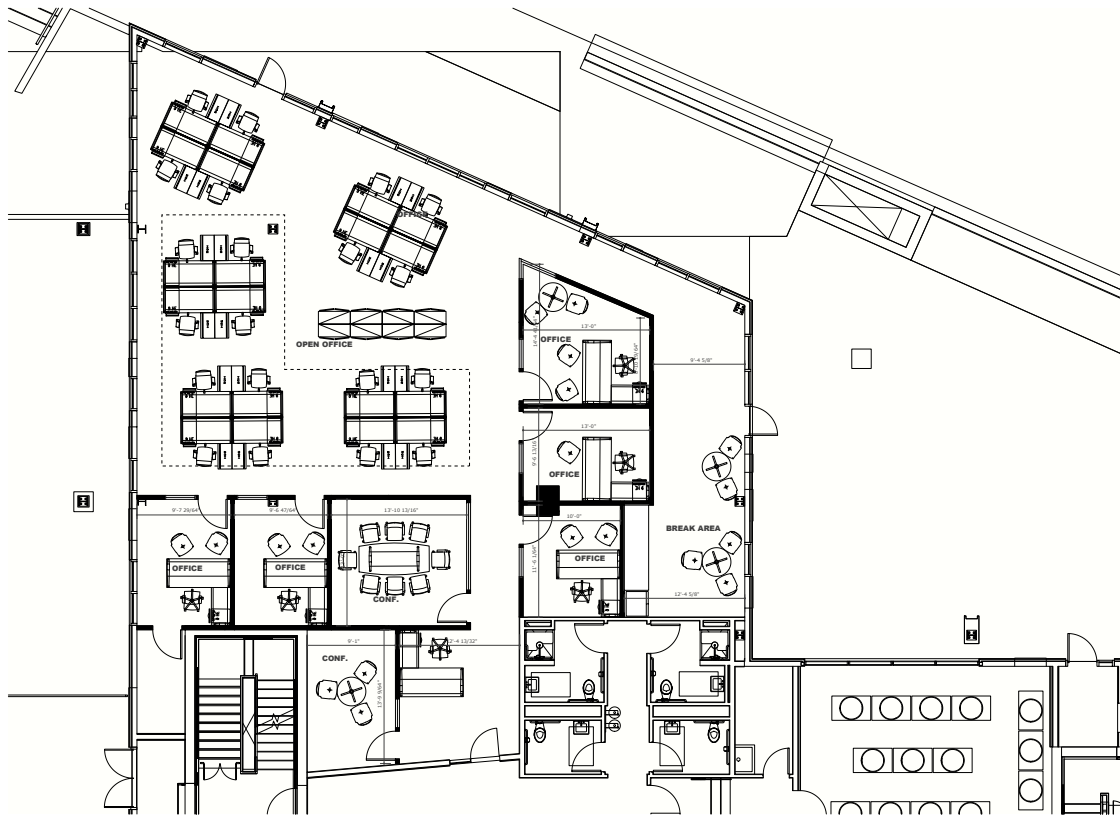
2530 JUNCTION PLACE - FLOOR ONE



*NOT TO SCALE

AVAILABLE

2530 JUNCTION PLACE - FLOOR ONE
SUITE 01 NORTH: ±4,032 RSF
MOVE-IN READY OFFICE




*NOT TO SCALE



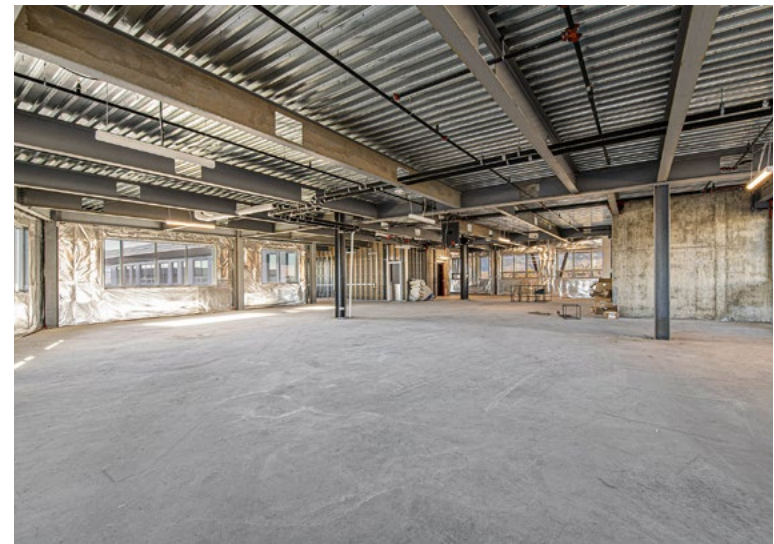
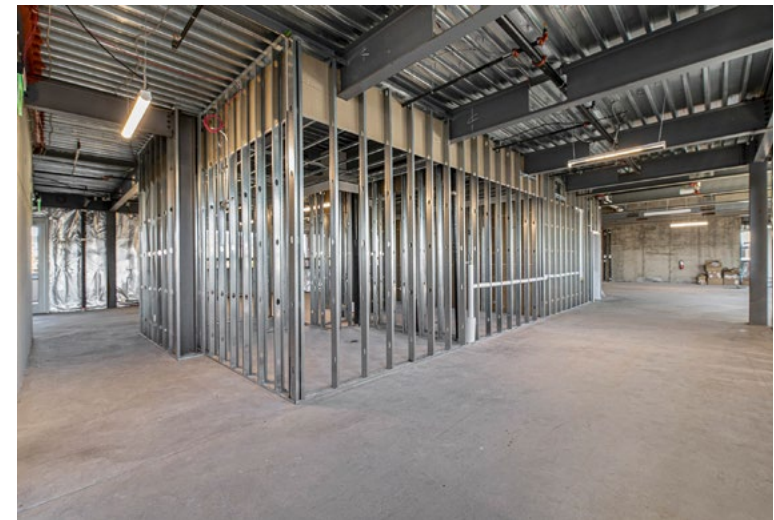
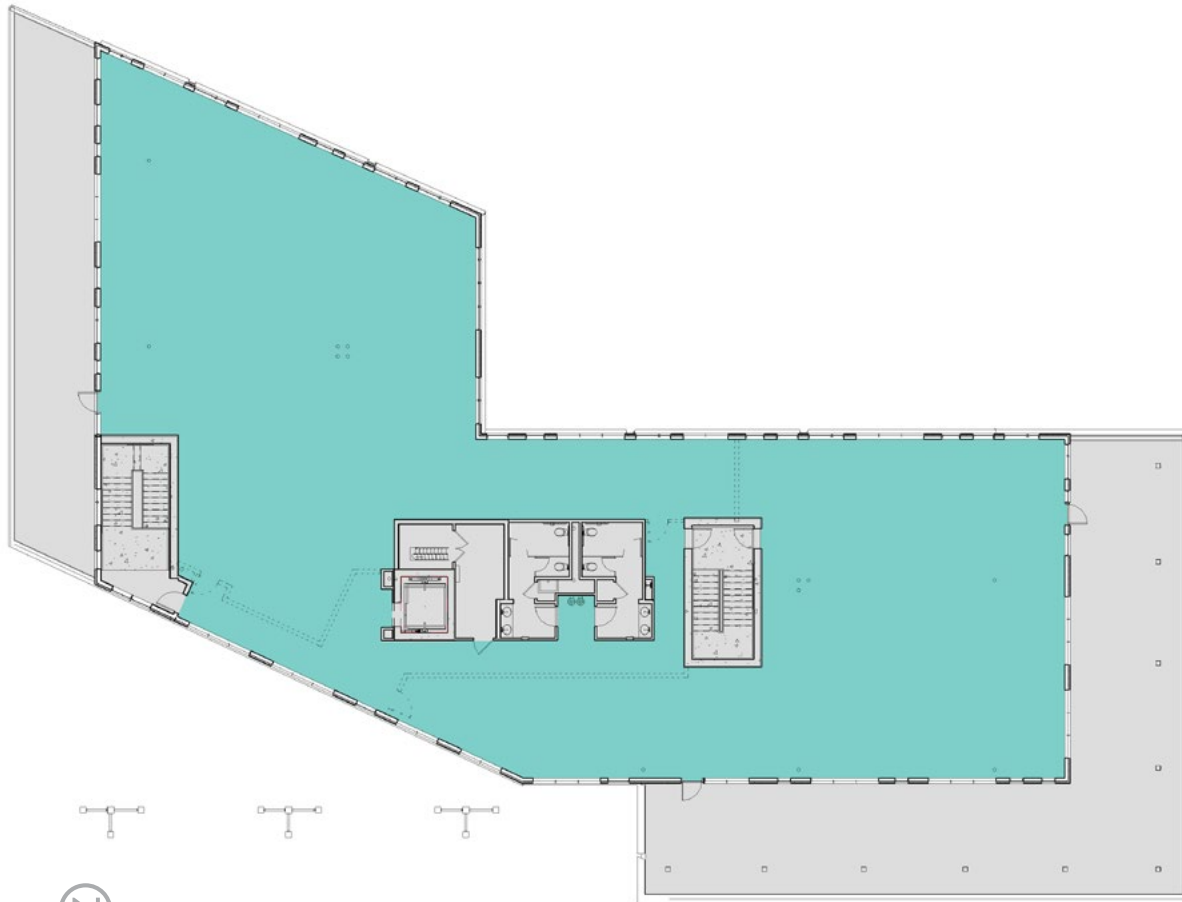
AVAILABLE

2530 JUNCTION PLACE - FLOOR FOUR

±10,292 RSF

OFFICE WITH PRIVATE ROOF DECK AND FLATIRON VIEWS

NEGOTIABLE TIA



*NOT TO SCALE

BOULDER COMMONS



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