

BOULDER COMMONS



2440, 2490, 2530
JUNCTION PLACE
BOULDER, COLORADO

CBRE



BOULDER COMMONS

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 multi-family 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 Commons 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 campus, hotels, and the Boulder Junction at Depot Square Station 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 Boulder Junction at Depot Square Station 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:

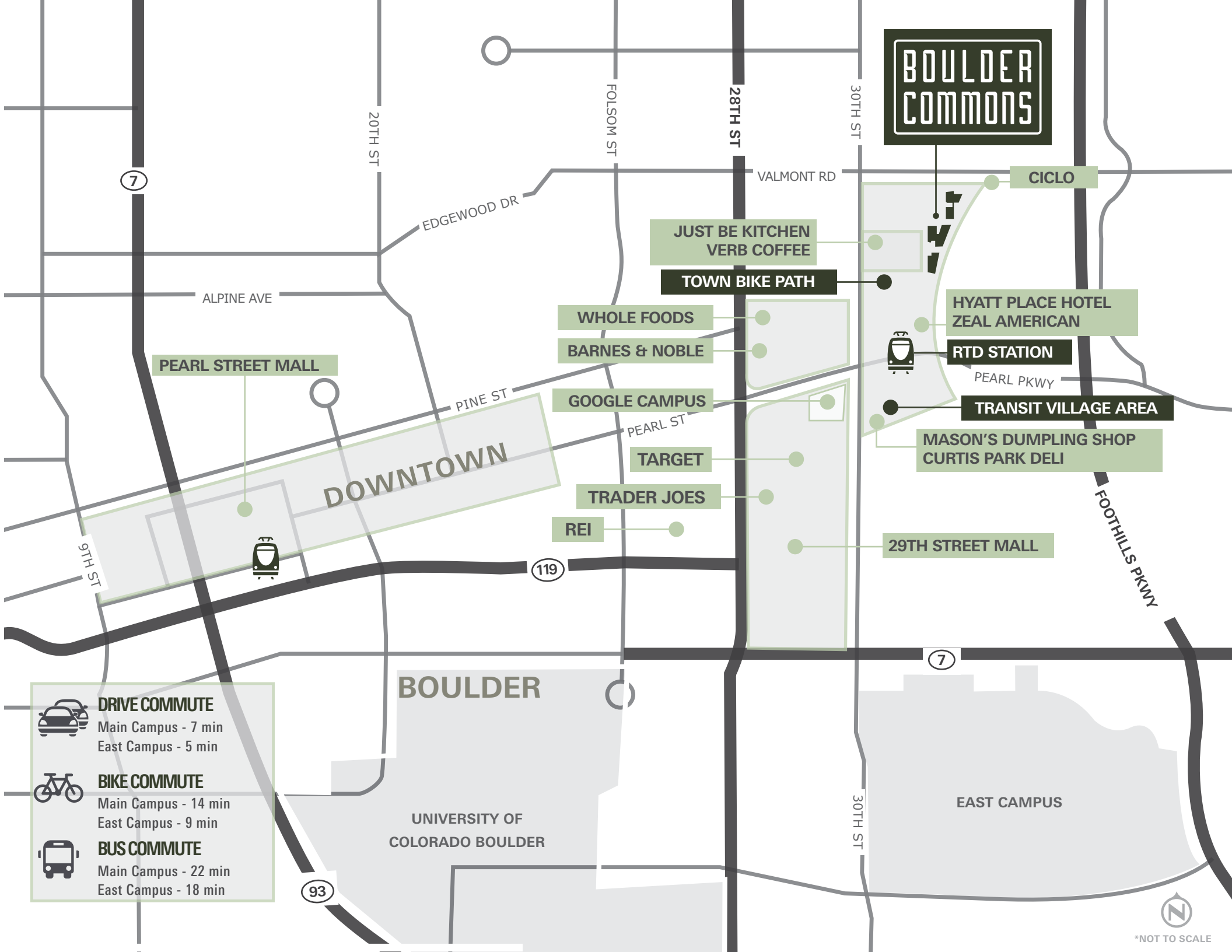
- ROCKY MOUNTAIN INSTITUTE
- UPLIGHT
- VASU SKIN SOLUTIONS
- PETSMAST
- ARKOSE TAX & CONSULTING
- NETAPP, INC.



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



DRIVE COMMUTE
Main Campus - 7 min
East Campus - 5 min

BIKE COMMUTE
Main Campus - 14 min
East Campus - 9 min

BUS COMMUTE
Main Campus - 22 min
East Campus - 18 min

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.

BOULDER COMMONS CAMPUS

CAMPUS AMENITIES & FEATURES



ON-SITE AMENITY CENTER
1,395 SF fitness center at 2530 Junction Pl equipped with weights, cardio machines and locker rooms



LOGAN'S ESPRESSO JUNCTION
On-site local coffee shop open daily



EV CHARGING STATION
ChargePoint charging station at 2440 Junction Pl



FLEXIBLE FLOOR PLANS
Suites available in shell condition for custom buildouts or 2nd generation space to suite tenant's needs



FURNISHED SUITES AVAILABLE
Spec suites available furnished or unfurnished



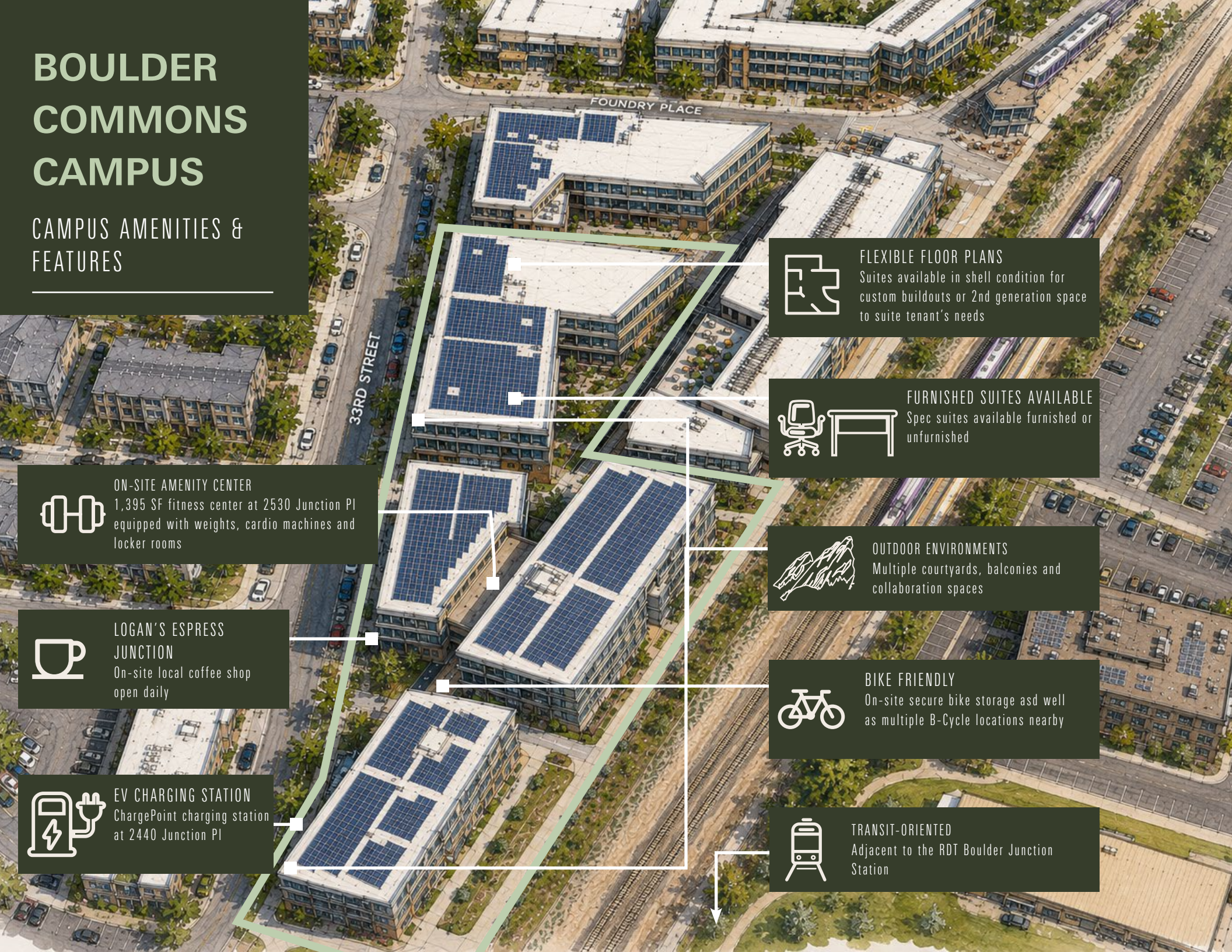
OUTDOOR ENVIRONMENTS
Multiple courtyards, balconies and collaboration spaces



BIKE FRIENDLY
On-site secure bike storage as well as multiple B-Cycle locations nearby



TRANSIT-ORIENTED
Adjacent to the RDT Boulder Junction Station





CAMPUS

OVERVIEW

2440 Junction Place

- ▶ SUITE 102: ±1,032 RSF
- ▶ SUITES 200/201: ±11,036 RSF
- ▶ SUITE 440: ±9,568 RSF

2490 Junction Place

- ▶ SUITE 105: ±9,118 RSF
- ▶ SUITE 201: ±9,506 RSF
- ▶ SUITE 301: ±4,123 RSF
- ▶ SUITE 401: ±9,299 RSF

2530 Junction Place

- ▶ SUITE 101: ±4,154 RSF
- ▶ FLOOR 4: ±12,424 RSF



**BOULDER
COMMONS**

BOULDER COMMONS BY THE NUMBERS

AVAILABLE
NOW



BOULDER COMMONS
CAMPUS

TENANT
MINIMUM SIZE
1,032 SF



BOULDER COMMONS
CAMPUS

FLOOR PLATES
UP TO
12,424 RSF



2530
JUNCTION PLACE

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



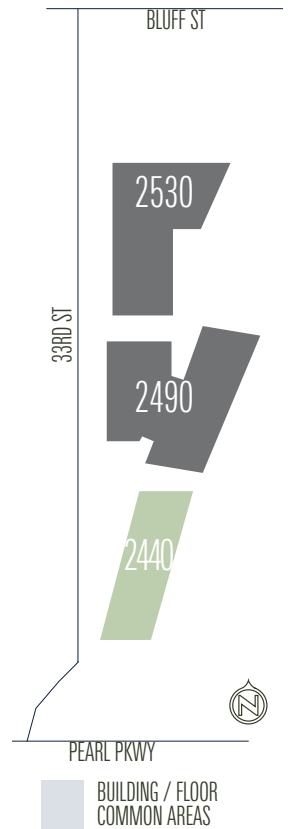
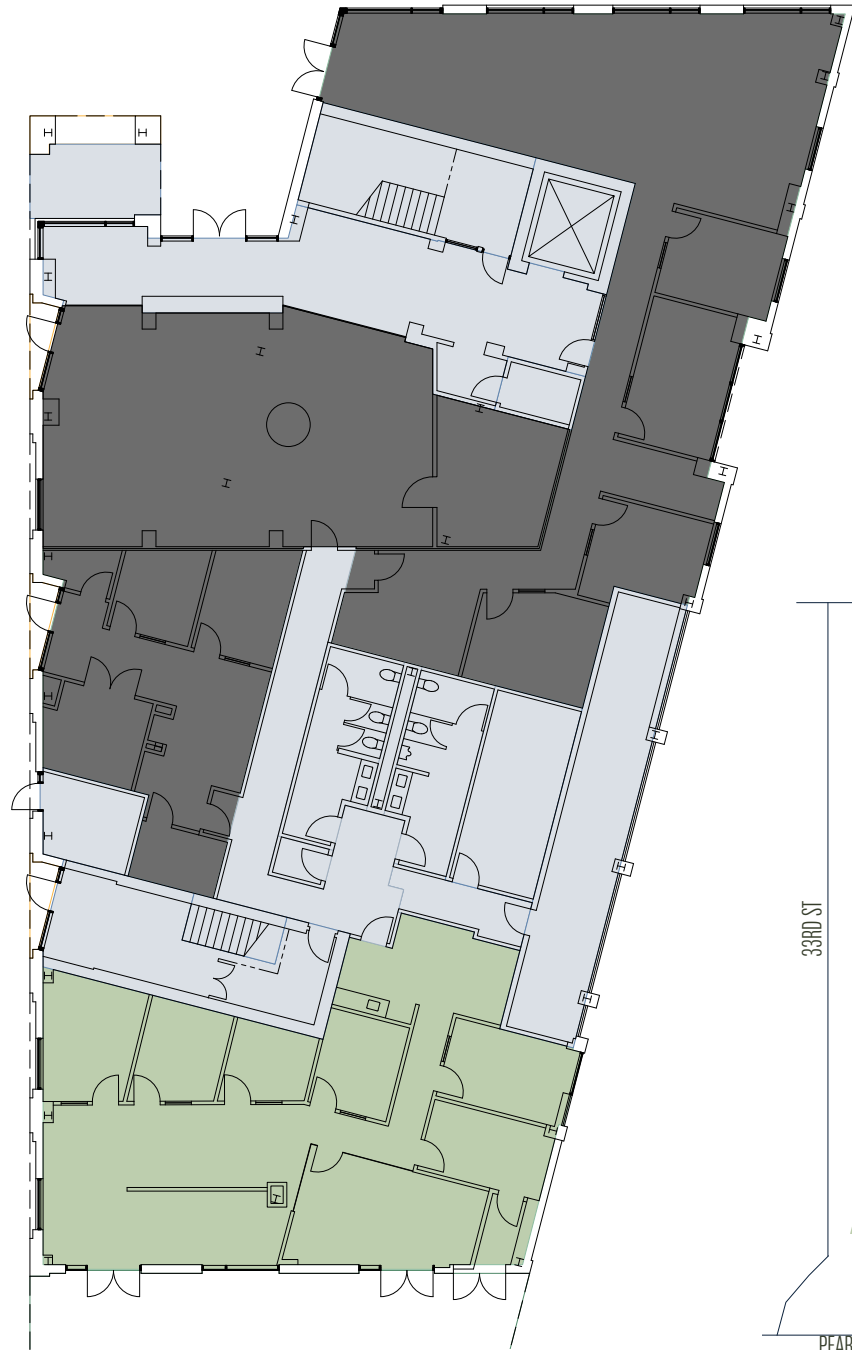
BOULDER COMMONS
CAMPUS

AVAILABLE

2440 JUNCTION PLACE - FIRST FLOOR

SUITE 102: ±1,032 RSF

AVAILABLE IMMEDIATELY



AVAILABLE

2440 JUNCTION PLACE - FLOOR TWO
SUITES 200/201: ±11,036 RSF (DIVISIBLE)
AVAILABLE IMMEDIATELY



BLUFF ST

2530

2490

2440

33RD ST

PEARL PKWY

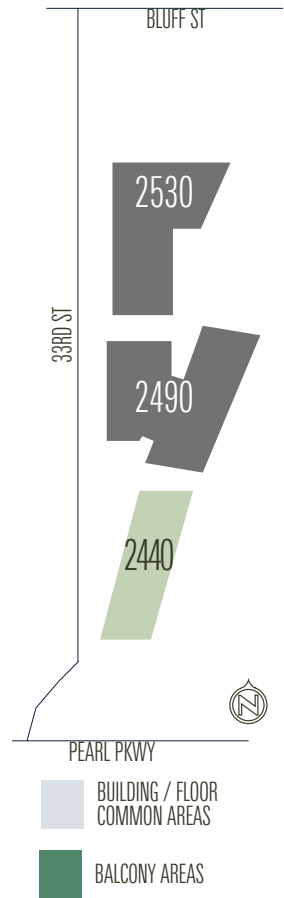
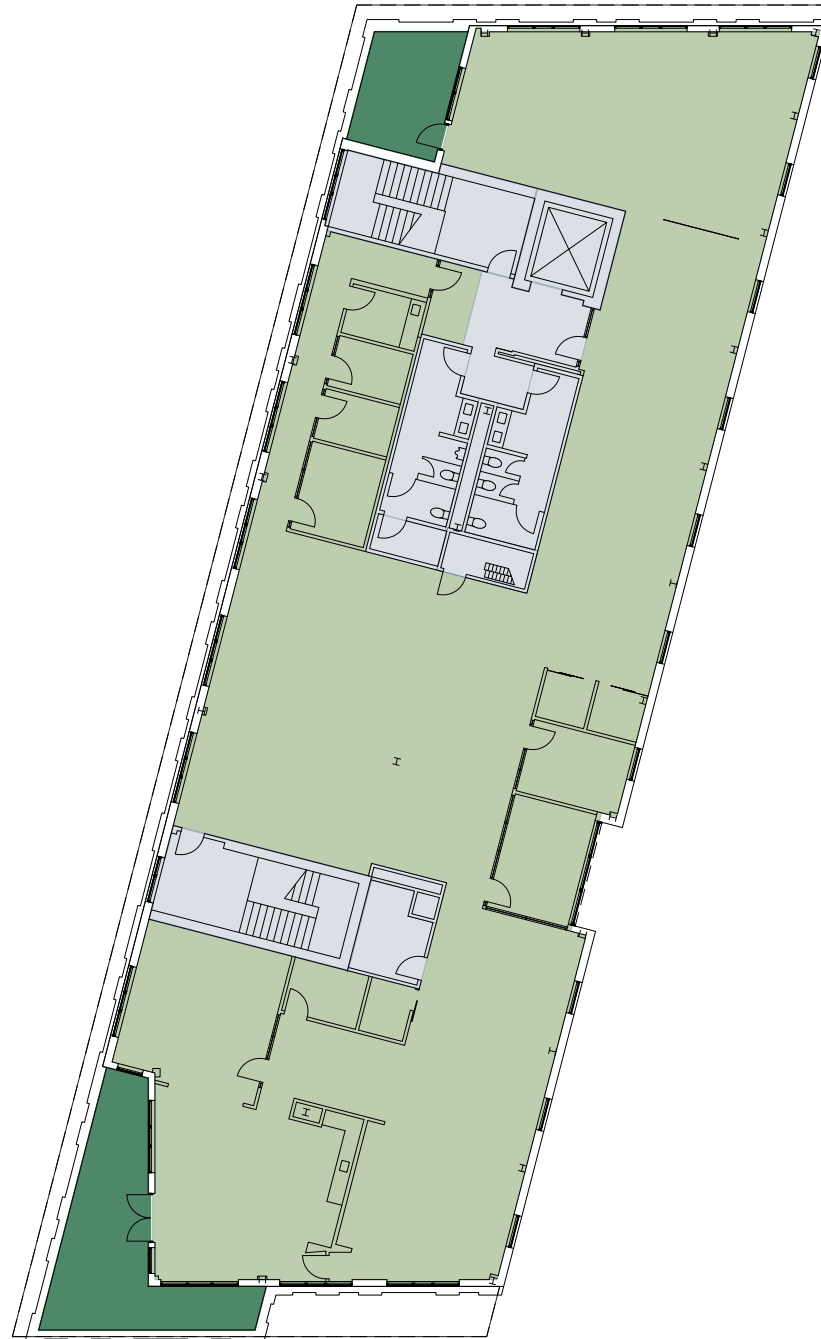
BUILDING / FLOOR
COMMON AREAS

AVAILABLE

2440 JUNCTION PLACE - FLOOR FOUR

SUITE 400: ±9,568 RSF

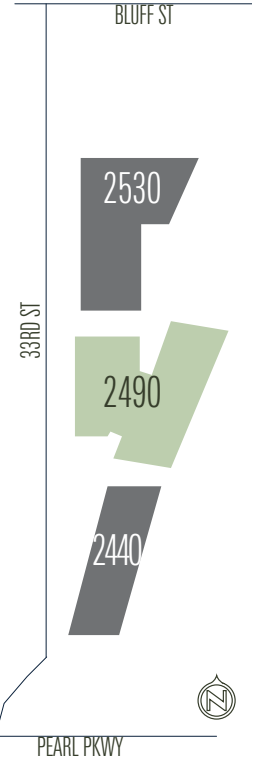
AVAILABLE IMMEDIATELY



-  BUILDING / FLOOR COMMON AREAS
-  BALCONY AREAS

AVAILABLE

2490 JUNCTION PLACE - FLOOR ONE
SUITE 105: ±9,118 RSF (DIVISIBLE)
AVAILABLE IMMEDIATELY



PEARL PKWY

BLUFF ST

33RD ST

2530

2490

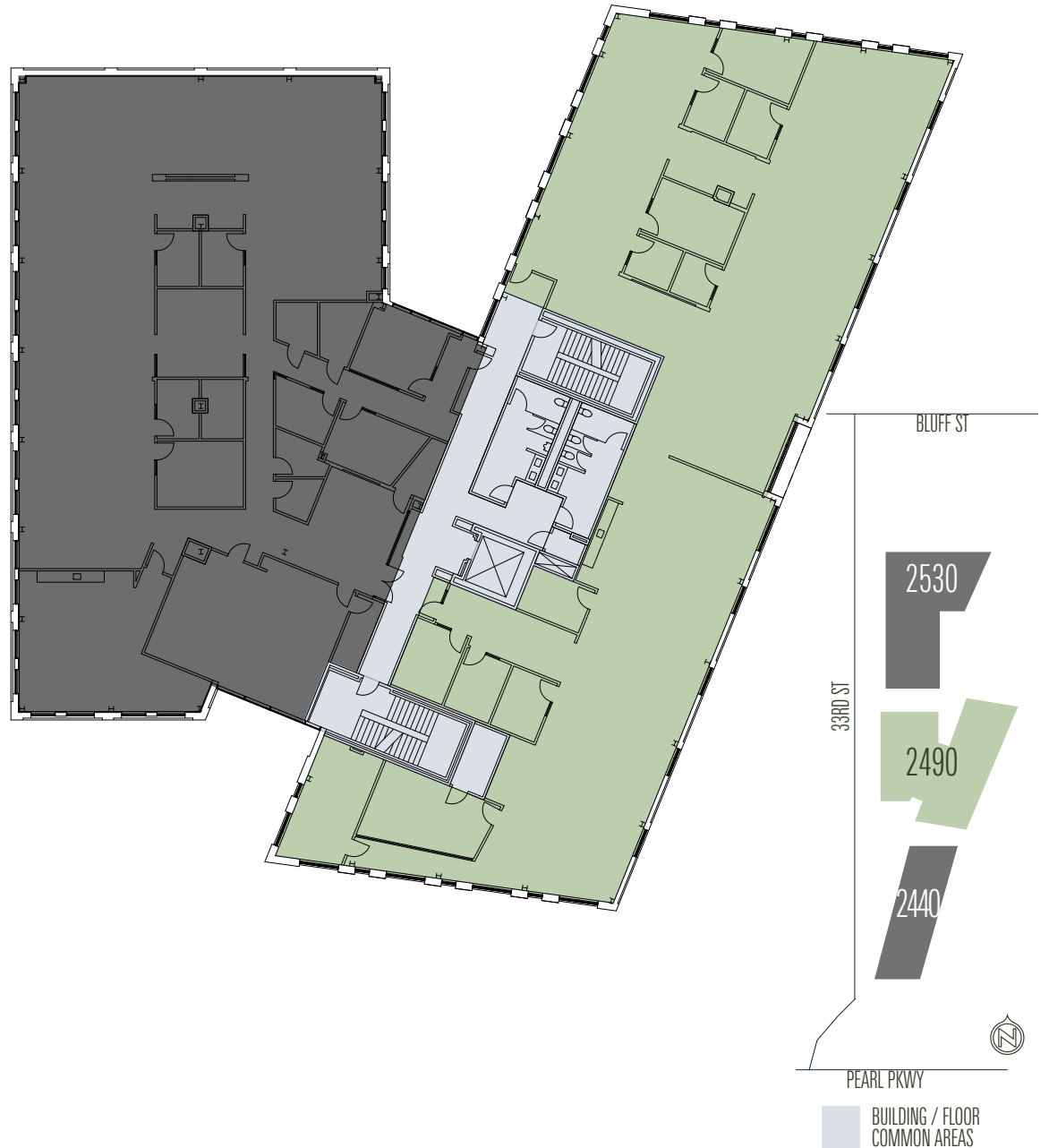
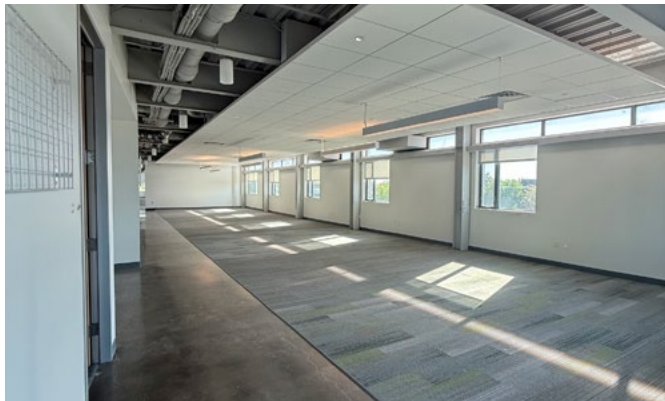
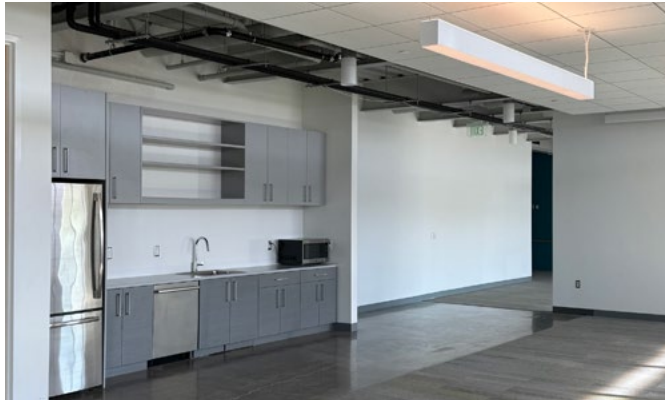
2440

BUILDING / FLOOR COMMON AREAS

AMENITY CENTER

AVAILABLE

2490 JUNCTION PLACE - SECOND FLOOR
SUITE 201: ±9,506 RSF
AVAILABLE Q2 2026

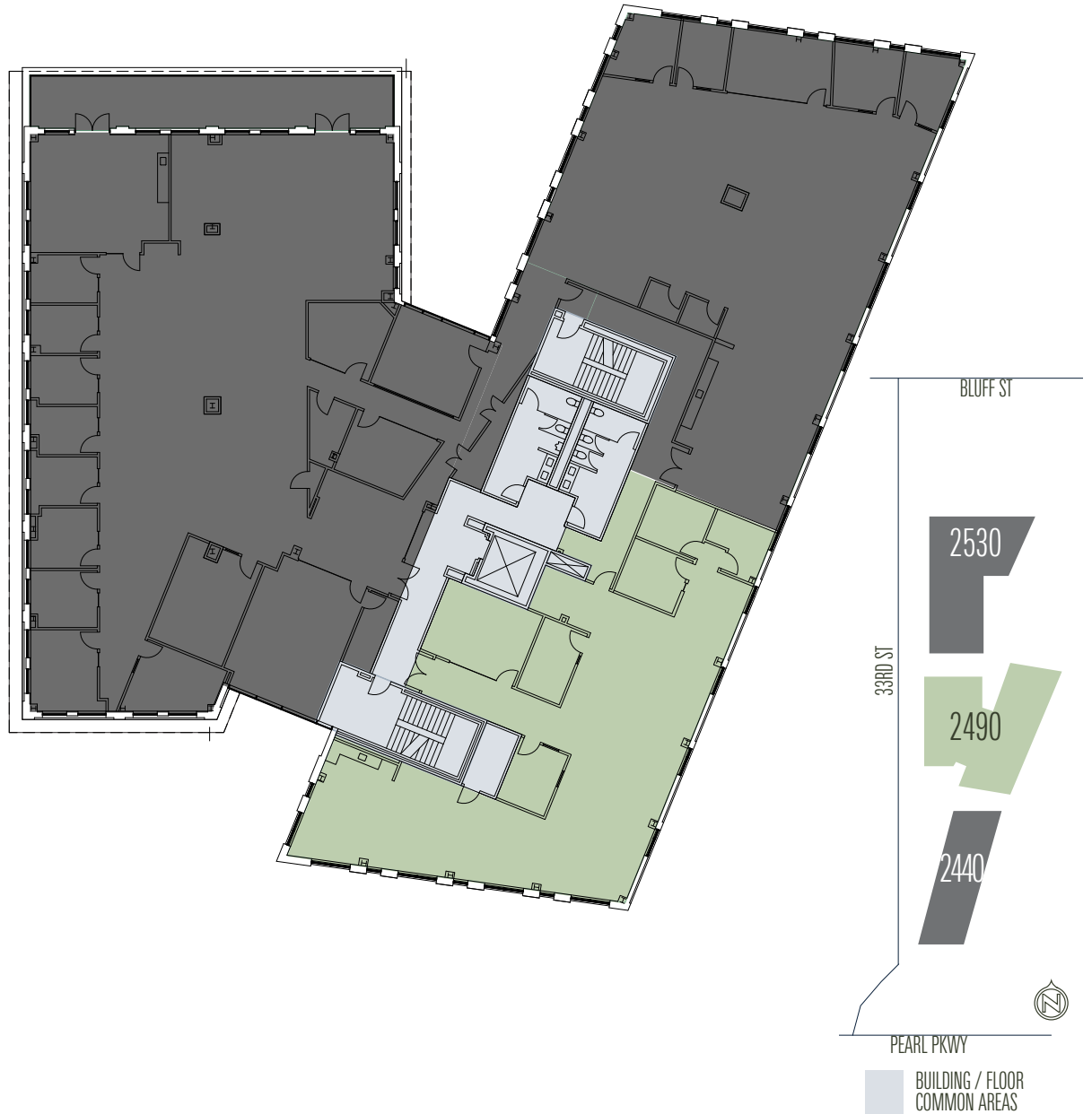
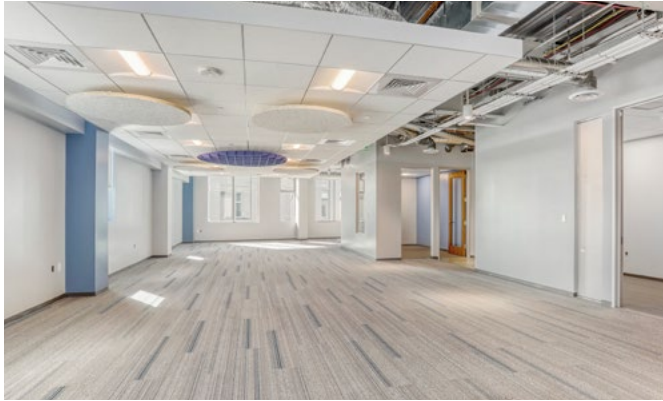


AVAILABLE

2490 JUNCTION PLACE - FLOOR THREE

SUITE 301: ±4,123 RSF

AVAILABLE IMMEDIATELY

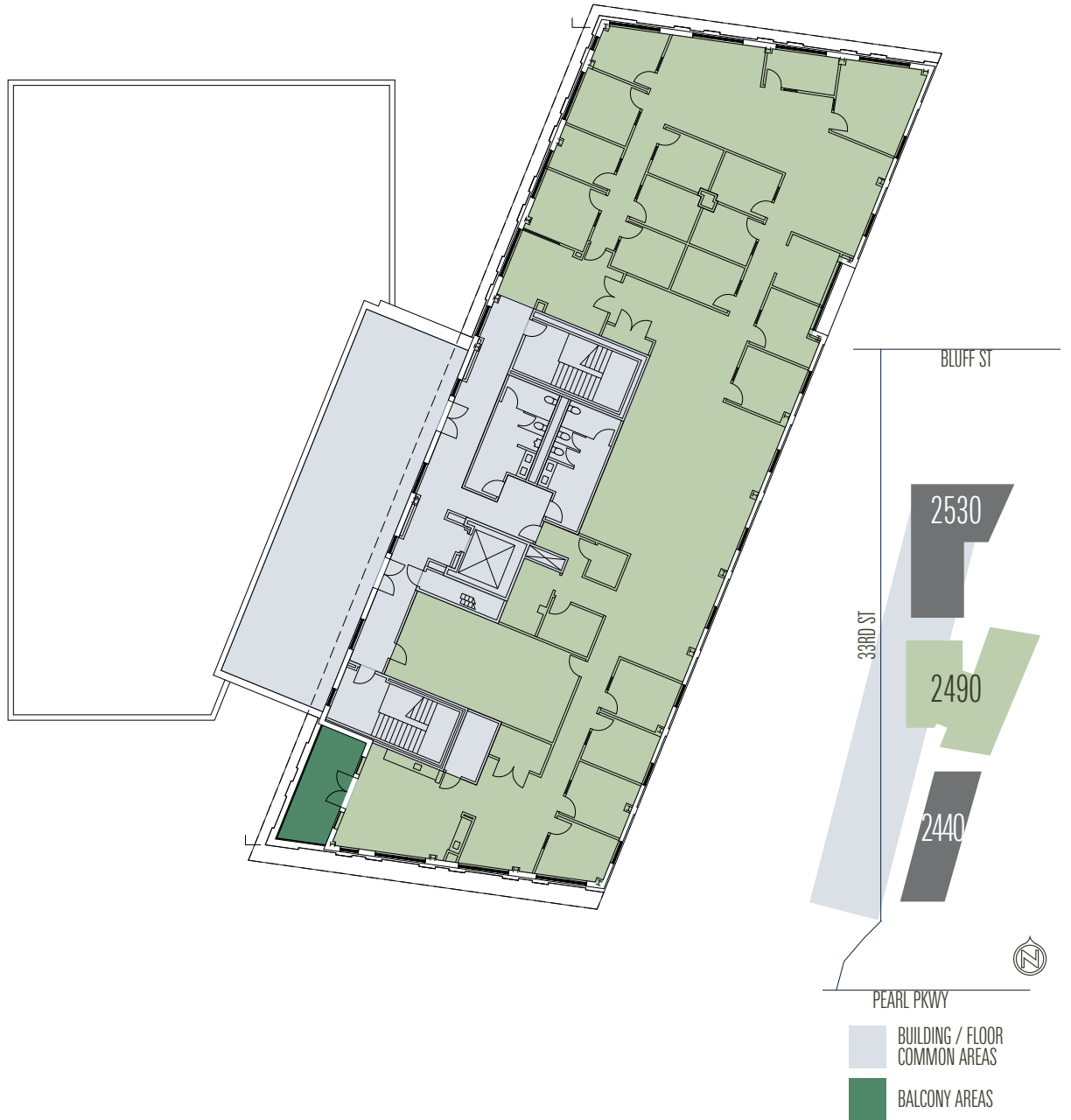


AVAILABLE

2490 JUNCTION PLACE - FLOOR FOUR

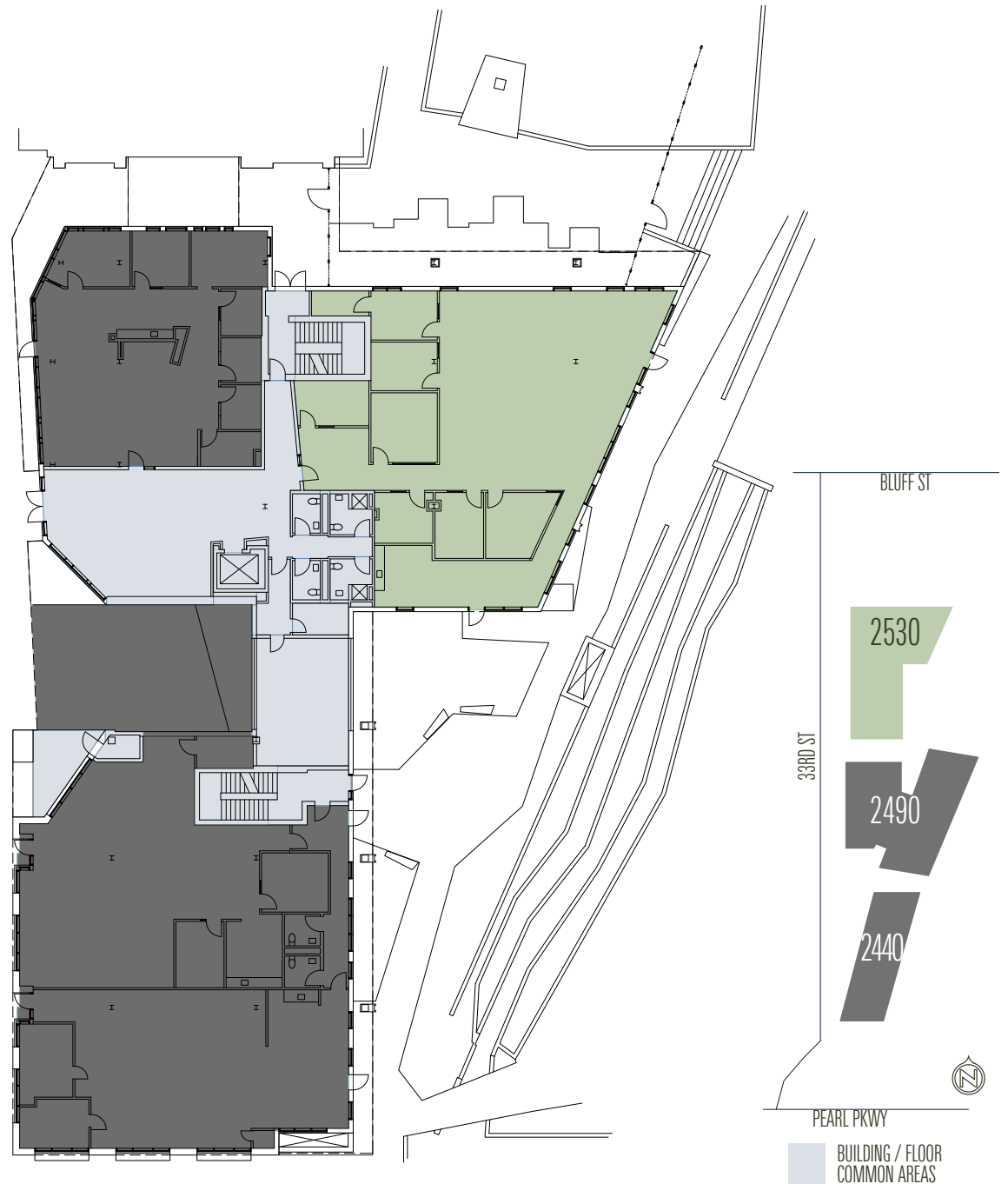
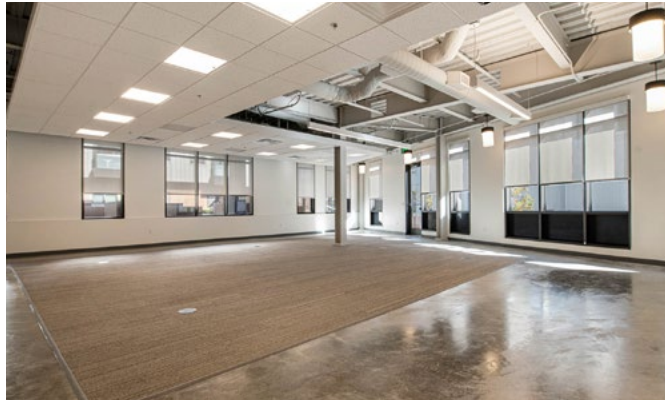
SUITE 401: ±9,299 RSF

AVAILABLE IMMEDIATELY



AVAILABLE

2530 JUNCTION PLACE - FLOOR ONE
SUITE 101: ±4,154 RSF
MOVE-IN READY OFFICE



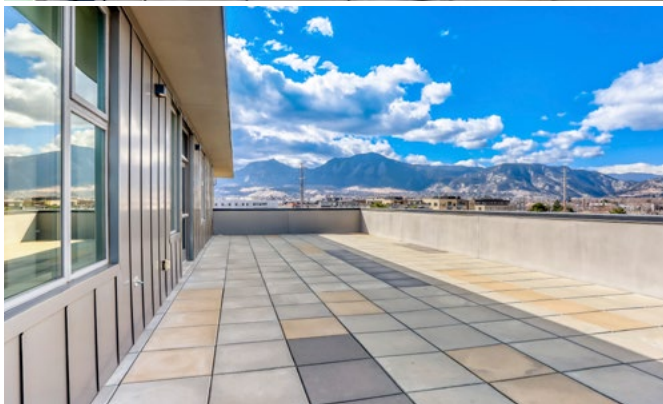
AVAILABLE

2530 JUNCTION PLACE - FLOOR FOUR

SUITE 400: ±12,424 RSF (DIVISIBLE)

OFFICE WITH PRIVATE ROOF DECK AND FLATIRON VIEWS

NEGOTIABLE TIA



BOULDER COMMONS



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