

# CLASS A OFFICE SPACE FOR LEASE

Canyon Gate Plaza  
2700 Canyon Blvd  
Boulder, CO

1,244 - 10,435 SF

Available 11/1/26

## Office Space Available!

### Premium Class A second floor office suites:

Located in Canyon Gate Plaza

### Flexible open floorplans:

Adaptable spaces to support collaborative teams and private office

### Secure covered garage parking:

Convenient on site tenant parking options

### Prominent corner visibility at 28th Street & Canyon Boulevard:

Exceptional exposure on a high traffic intersection

### Ground floor national retailers:

Enhanced daytime foot traffic and a strong commercial environment

### Convenient vehicular and pedestrian access:

Excellent curb presence and ease of entry for clients and staff

### Dramatic Flatirons views:

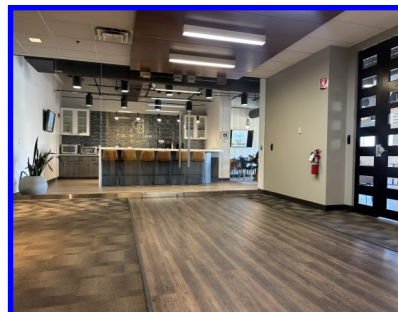
Adds prestige and a memorable setting for tenants and visitors

### Steps to 29th Street Mall and Pearl Street Mall:

immediate access to retail, dining, and services

### Building signage opportunities:

High visibility branding and wayfinding



**TEBO**  
PROPERTIES

Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

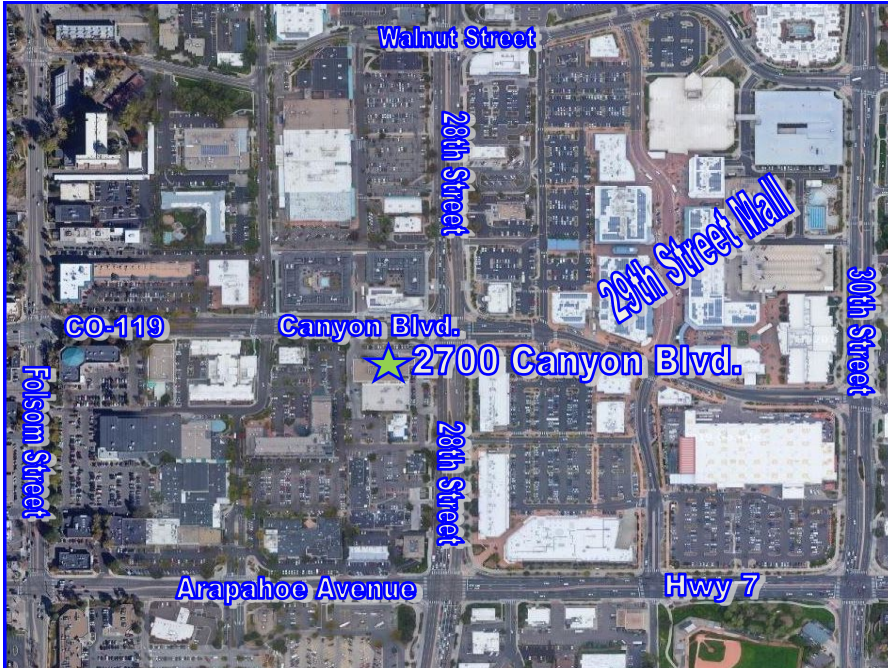
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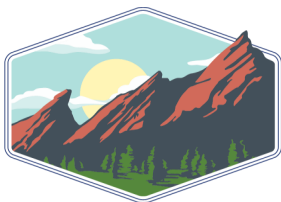
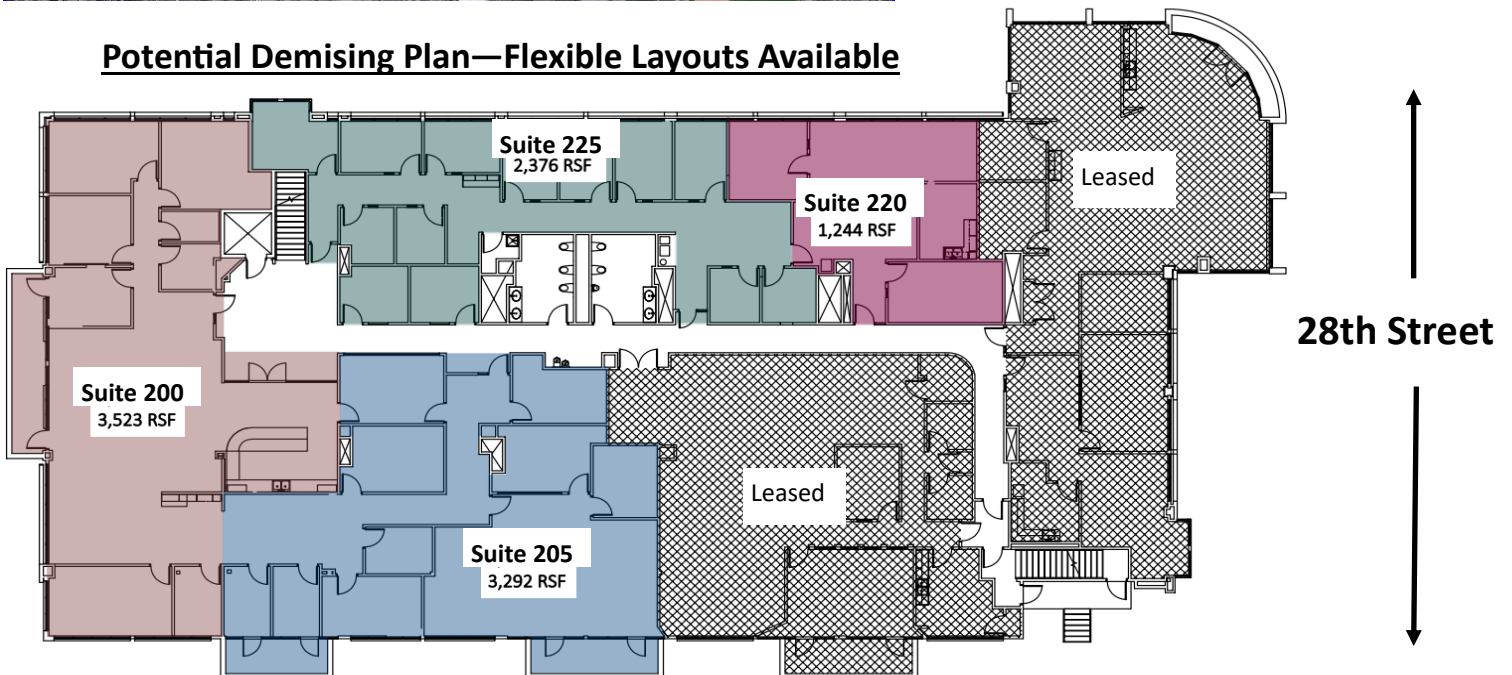
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## Canyon Gate Plaza—2700 Canyon



Unit	Square Footage	Price (NNNs as of 12/31/25)
200	3,523 - 6,815	\$25.50/SF + \$15.38 (NNN)
205	3,292	\$25.50/SF + \$15.38 (NNN)
225	2,376 - 3,620	\$24.50/SF + \$15.38 (NNN)
220	1,244	\$24.50/SF + \$15.38 (NNN)
All	10,435	\$22.50/SF + \$15.38(NNN)

### Potential Demising Plan—Flexible Layouts Available



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