

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



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

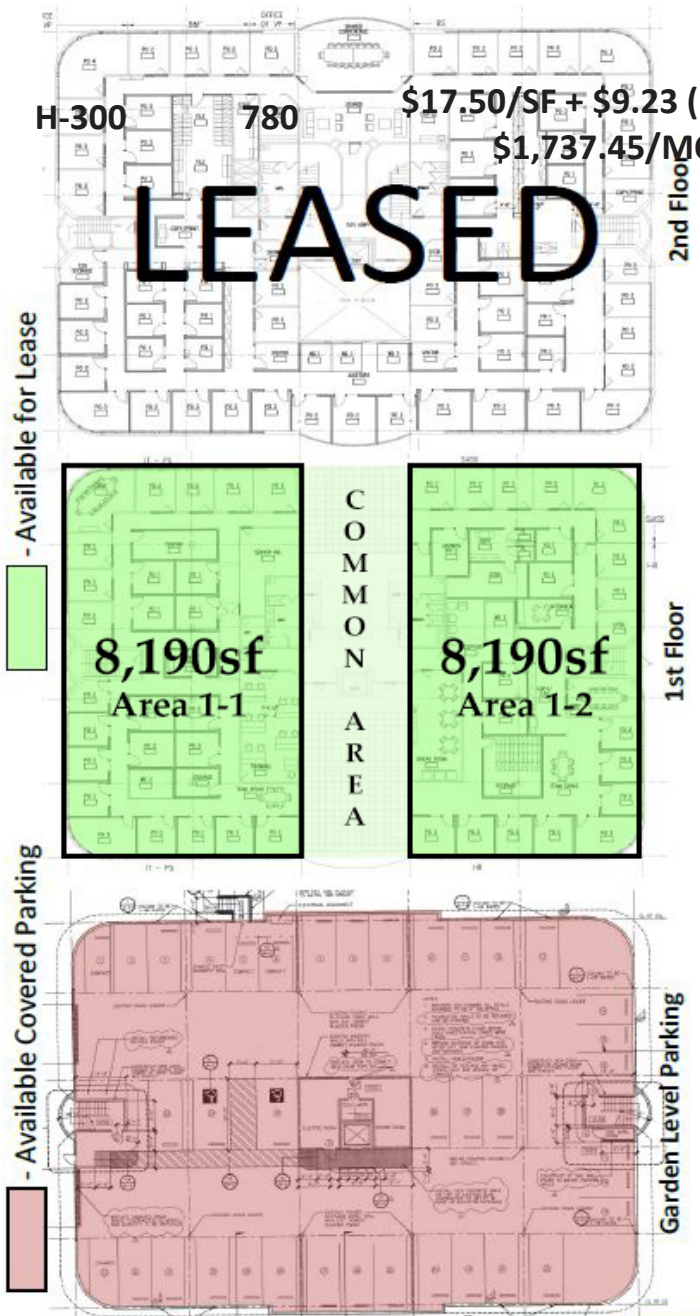
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OFFICE SPACE FOR LEASE



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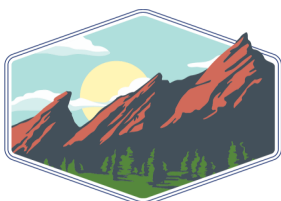
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$\$17.50/\text{SF} + \$9.23 \text{ (NNN)} =$
 $\$1,737.45/\text{MO}$



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



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