

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:

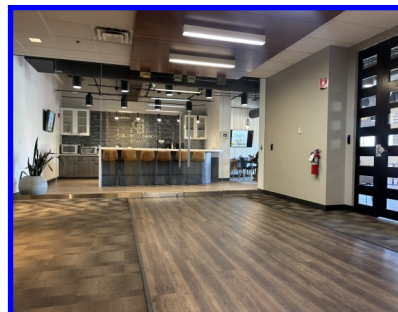
Adds prestige and a memorable setting for tenants and visitors

Steps to 29th Street Mall and Pearl Street Mall:

immediate access to retail, dining, and services

Building signage opportunities:

High visibility branding and wayfinding



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PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

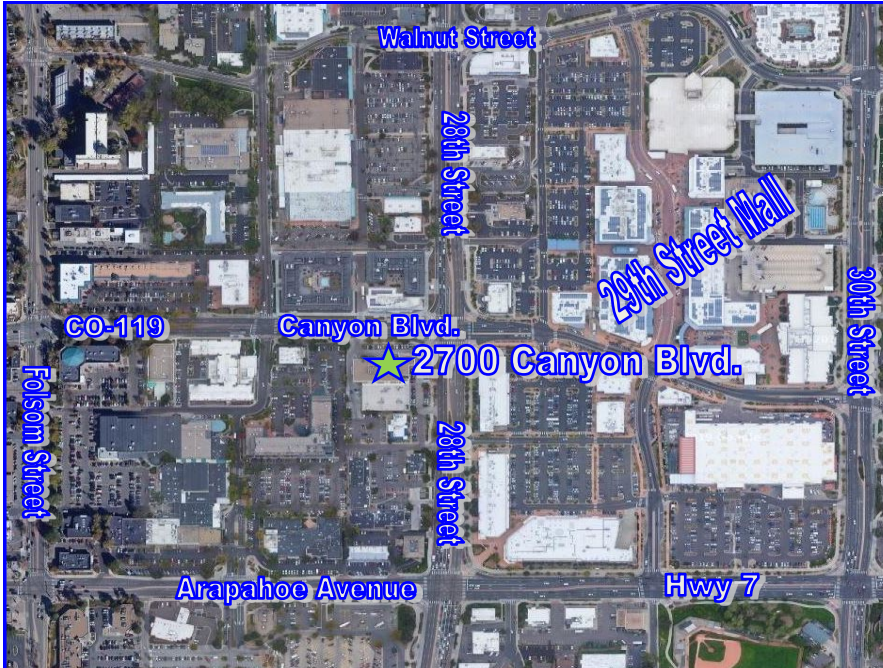
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CLASS A OFFICE SPACE FOR LEASE



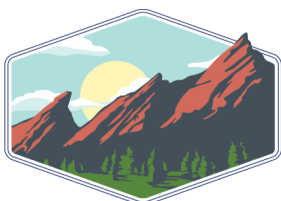
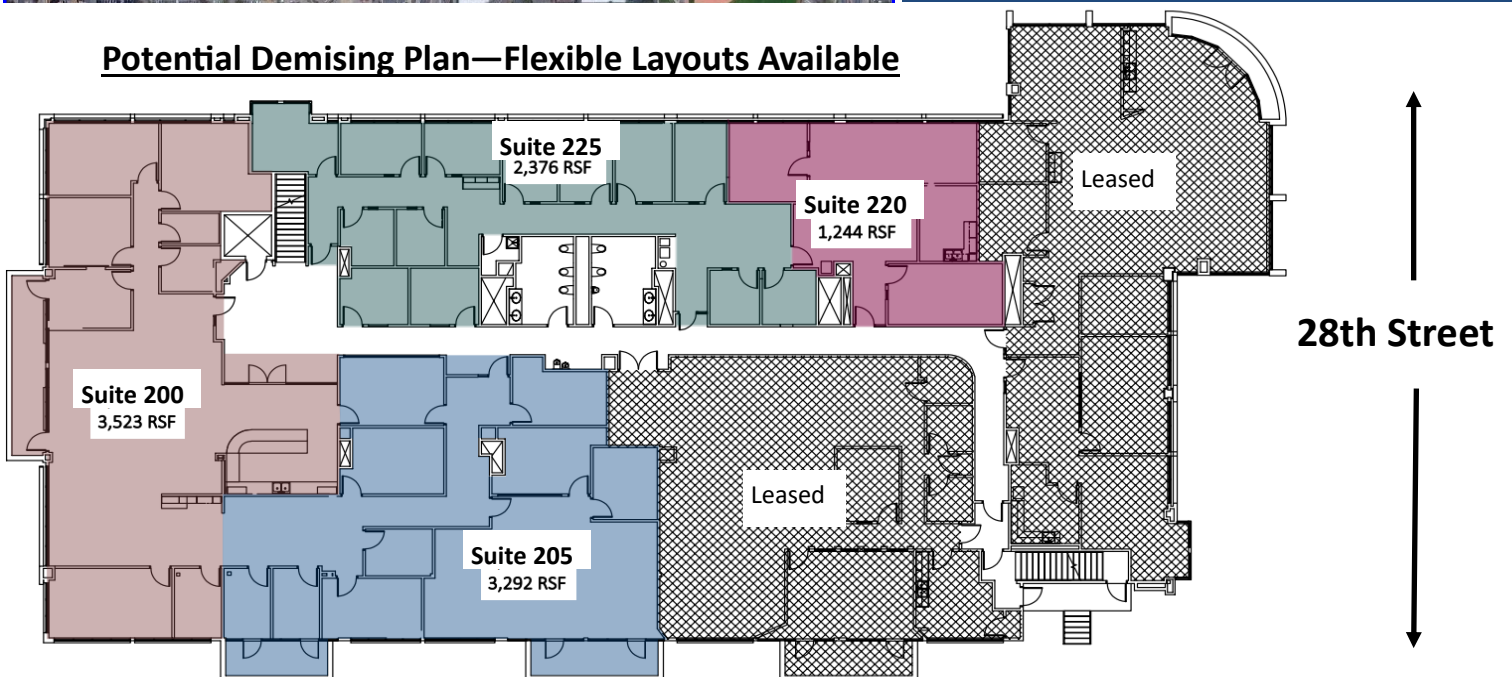
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Canyon Gate Plaza—2700 Canyon



Unit	Square Footage	Price (NNNs as of 12/31/26)
200	3,523 - 6,815	\$22.50/SF + \$15.83 (NNN)
205	3,292	\$22.50/SF + \$15.83 (NNN)
225	2,376 - 3,620	\$22.50/SF + \$15.83 (NNN)
220	1,244	\$22.50/SF + \$15.83 (NNN)
All	10,435	\$22.50/SF + \$15.83 (NNN)

Potential Demising Plan—Flexible Layouts Available



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