

**7420 Dry Creek
Suite 200 (Second Floor)
Boulder, CO**

17,235 Square Feet

Plug and Play Office For Lease!

Move-in Ready:

Premier Class-A office space in the heart of Boulder County's innovation corridor

Furniture Included:

Fully furnished, plug-and-play environment — includes high-quality office furniture

Strategically Located:

Strategically located just 7 miles north of Downtown Boulder and 35 miles from Denver with excellent regional access to Hwy 52 and Hwy 119 for seamless connectivity

Boulder Tech Center:

Surrounded by top-tier technology and research companies, including the nearby IBM campus

Professionally Designed:

Modern architecture and expansive floor plate ideal for collaborative or flexible layouts

Ample Parking:

Easy access and convenient parking

Full Floor:

Mix of private office and open bullpen



TEBO
PROPERTIES

Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

FULL FLOOR OFFICE FOR LEASE

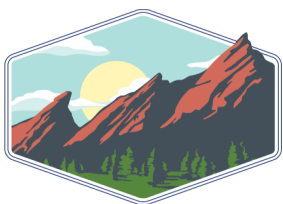
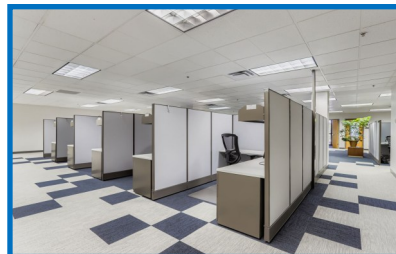


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7420 Dry Creek, Niwot, CO



Suite	Square Footage	Price (2026 NNN estimate)
Second Floor	17,235 SF	CALL FOR RATE!



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