

**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 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) config



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Contact us for more information:

leasing@teboproperties.com

303-447-8326

www.TEBOproperties.com

OFFICE SPACE FOR LEASE



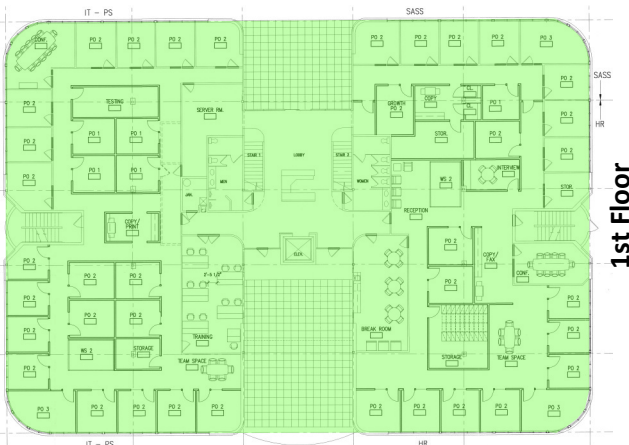
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3065 Center Green Dr., Boulder, CO

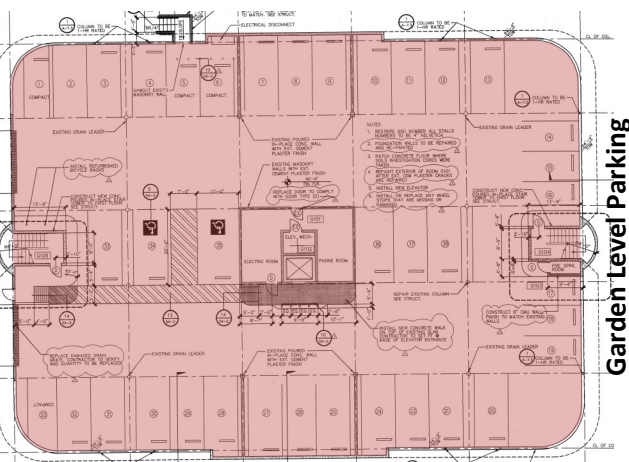


- Available for Lease

- Available Covered Parking

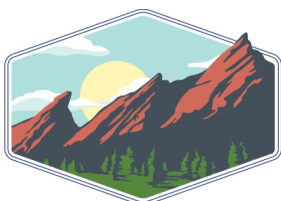


1st Floor



Garden Level Parking

Unit	Square Footage	Price NNN as of 12/31/26
First Floor 1	8,190	\$18.50/SF + \$9.44 NNN
First Floor 2	8,190	\$18.50/SF + \$9.44 NNN
Entire First Floor	16,380	\$18.50/SF + \$9.44 NNN



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