

ECO - FRIENDLY



PROPERTY HIGHLIGHTS

Creative Eco-Friendly Office Building in central Boulder. Finishes include two large open work areas with open ceilings and spiral ductwork, 8 private offices, two conference rooms, private shower, server room, two break rooms and entertainment lounge. An extremely convenient location with free parking, nearby B-Cycle station & RTD, and within walking distance to many restaurants & amenities. Eco friendly features include LED energy efficient fixtures, non-toxic paints and finishes, new energy efficient HVAC, extensive renewable energy solar array and energy efficient roof system.

- Direct access to Goose Creek Bike Path Access
- Walking Distance to Boulder Junction
- Open Ceilings
- Includes Eight Private Offices
- Work Room and Storage Area
- Private Shower
- Breakroom & Bar
- Glass Overhead Door

Entire Building:	7,294 SF
Lease Rate:	\$19.00/SF NNN
Expenses:	\$9.00/SF
Available:	Immediately
Lease Term:	Negotiable

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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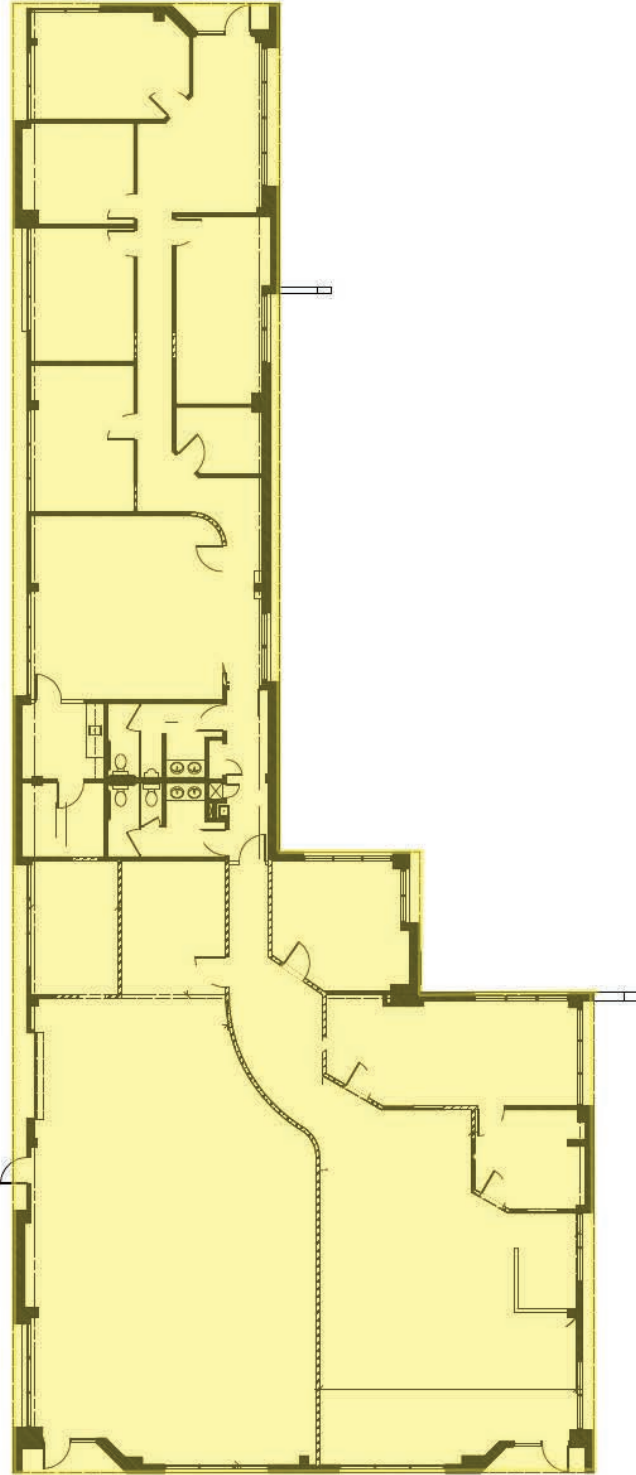
OFFICE BUILDING FOR LEASE

FREE STANDING CREATIVE OFFICE BUILDING

Colorado
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2905 S. CENTER GREEN COURT, BOULDER 80301

PROPERTY FLOOR PLAN & PHOTOS



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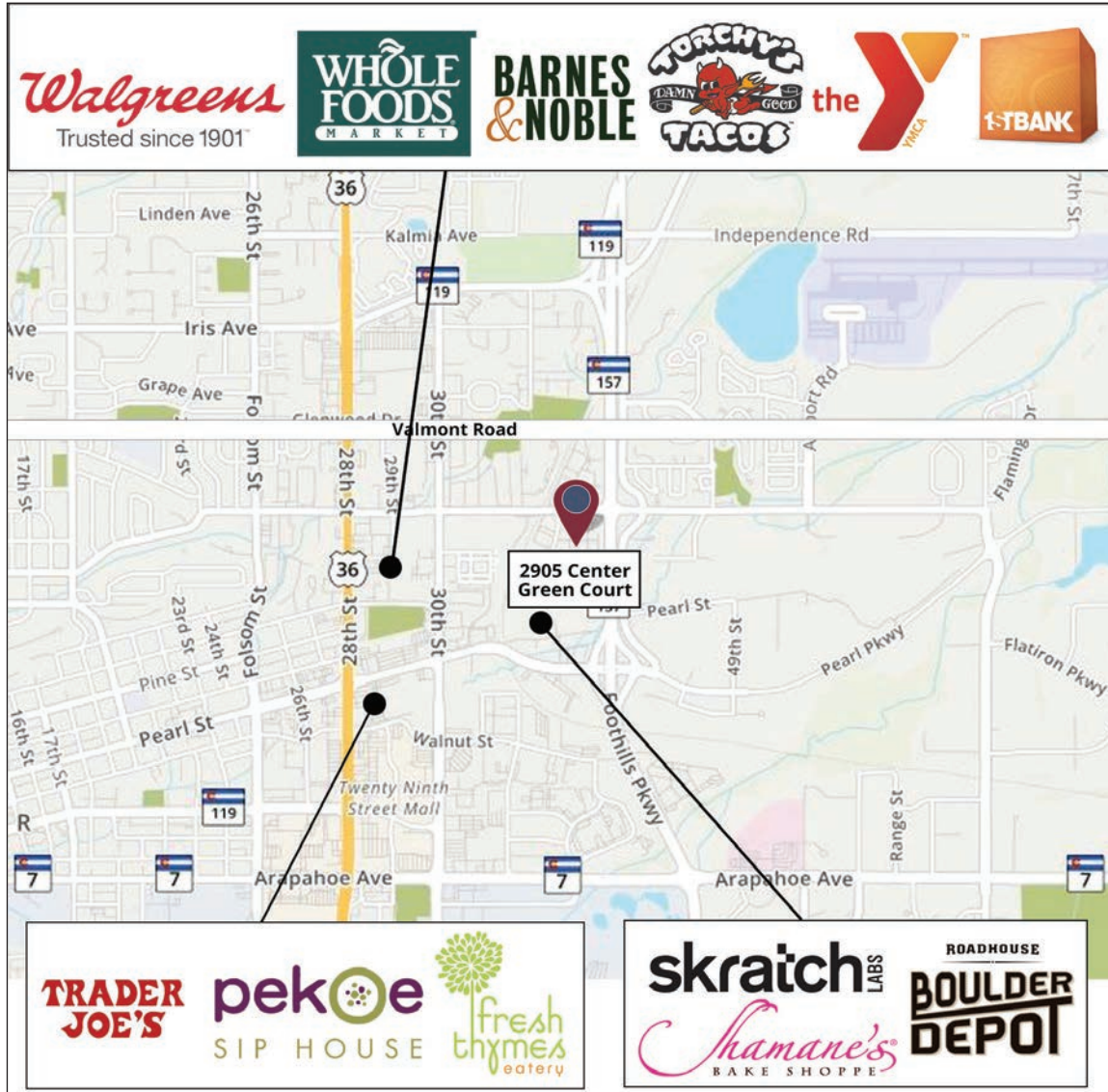
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PROPERTY LOCATION



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