

# 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:

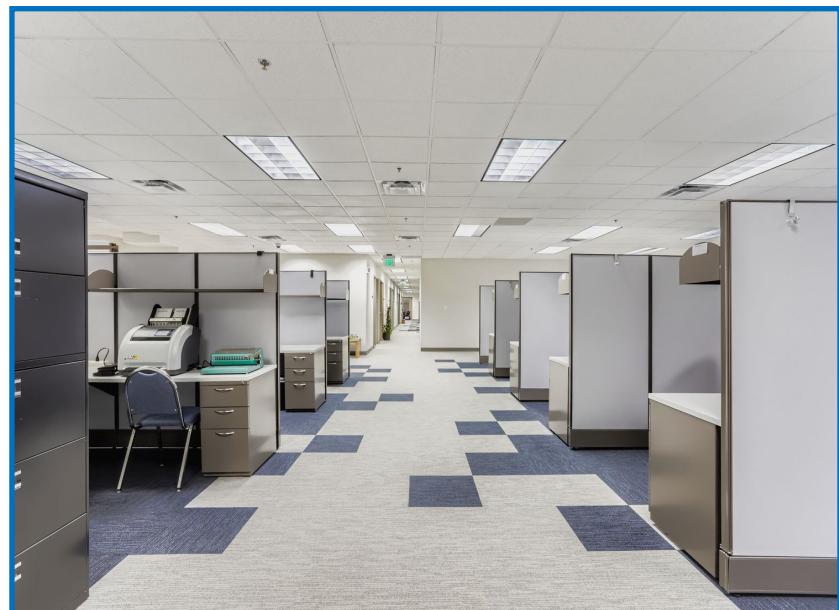
Modern architecture and expansive floor plate ideal for collaborative or flexible layouts

### Ample Parking:

Easy access and convenient parking

### Full Floor:

Mix of private office and open bullpen



Contact us for more information:

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

[www.TEBOProperties.com](http://www.TEBOProperties.com)



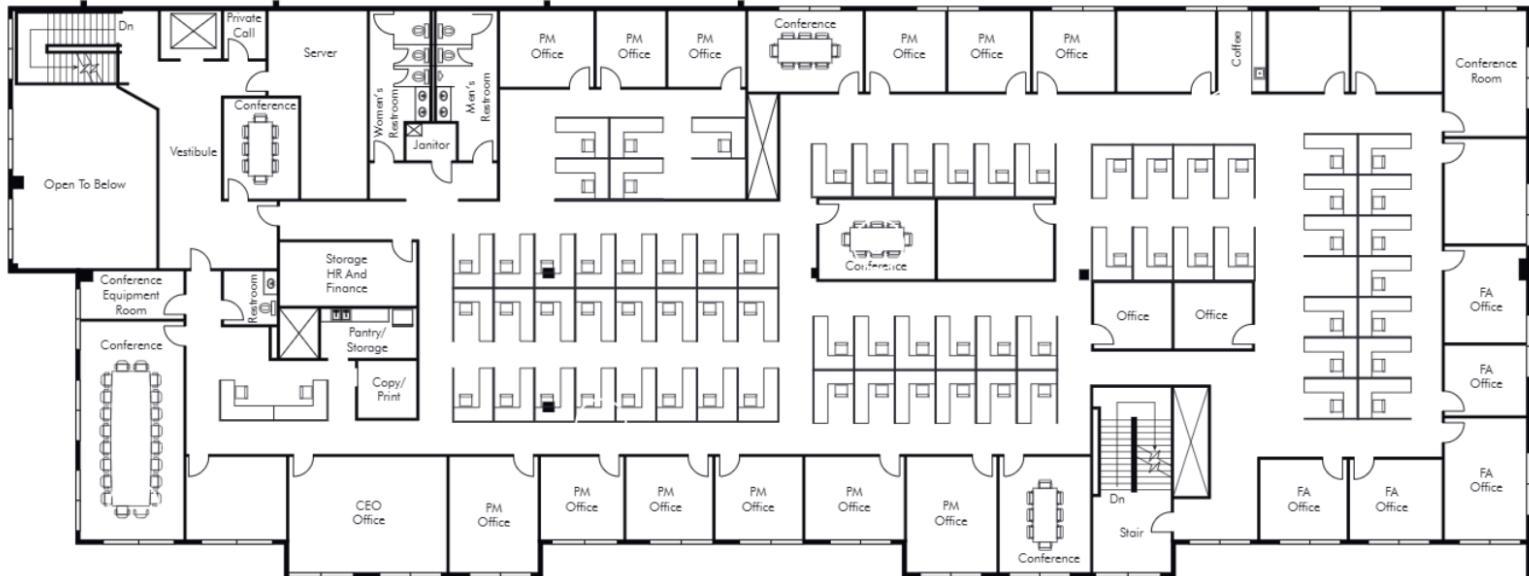
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PROPERTIES

**FULL FLOOR OFFICE FOR LEASE**



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PROPERTIES

7420 Dry Creek, Niwot, CO



Suite	Square Footage	Price (2025 NNN estimate)
<b>Second Floor</b>	<b>17,235 SF</b>	<b>CALL FOR RATE!</b>



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PROPERTIES

Contact us for more information:  
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