

NEW PRICE

FLEX/OFFICE LIGHT MANUFACTURING
FREESTANDING CREATIVE SPACE

FOR SALE/LEASE

2905 S. Center Green Ct.
Boulder, CO 80301



ECO - FRIENDLY

PROPERTY HIGHLIGHTS

Creative, Eco-Friendly Flex Office/Industrial Building. 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.

Entire Building	7,295 SF
Timing	Available Now
Lease Rate	\$17.00/RSF NNN
Sale Price	\$2,300,000
Expenses (Est)	\$10.50/RSF
Lease Term	3-5 Years

Located Within the Boulder Junction Mixed Use Transit Oriented Development (TOD) Zoning Overlay.



Colorado
Group

FOR MORE INFORMATION

Ashley Overton

Senior Broker

303.449.2131 ext 147

ashley@coloradogroup.com



Near Bike Path



Open Ceilings



Flex Space



Private Shower



Glass Overhead Door



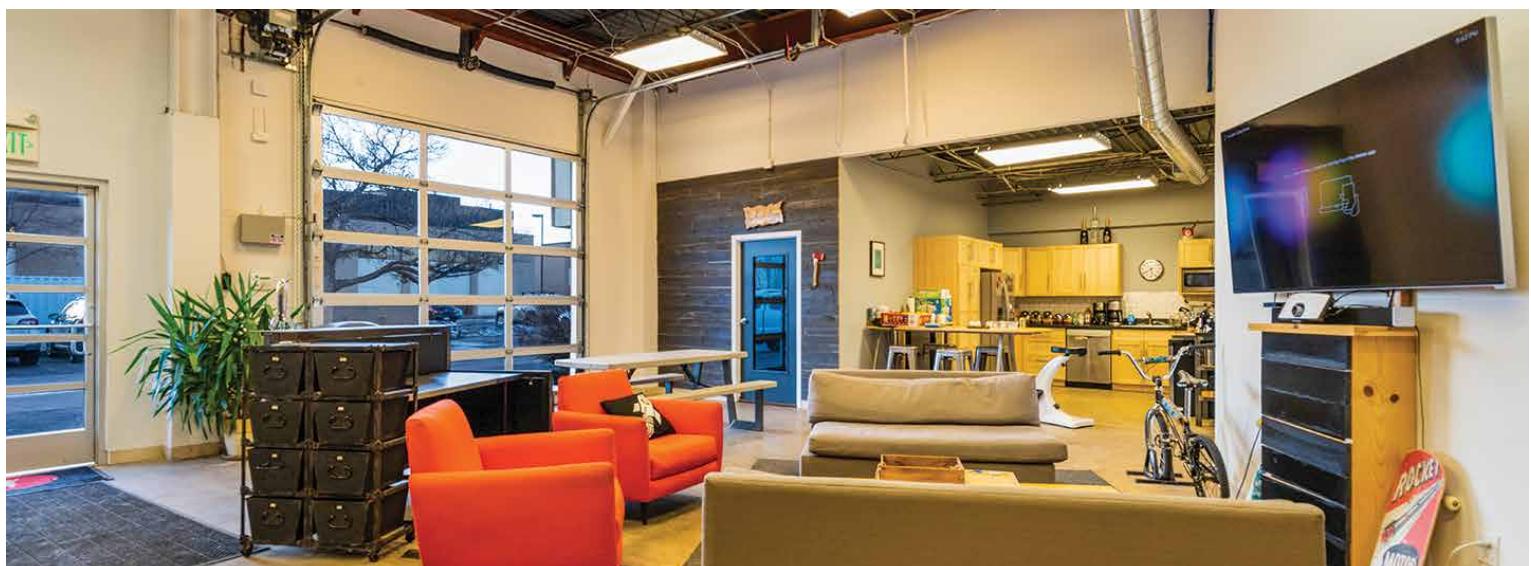
Kitchenette

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PROPERTY PHOTOS



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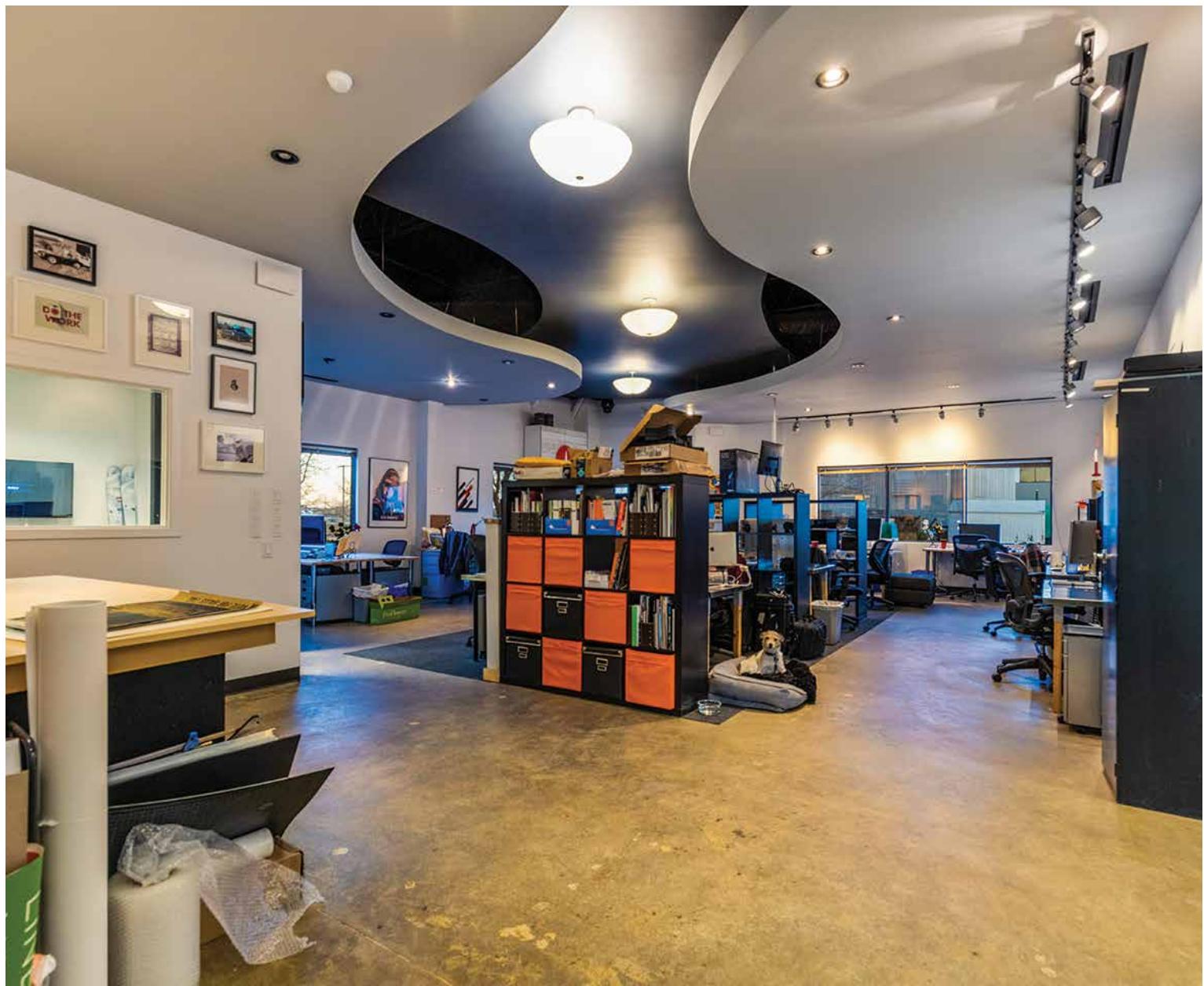
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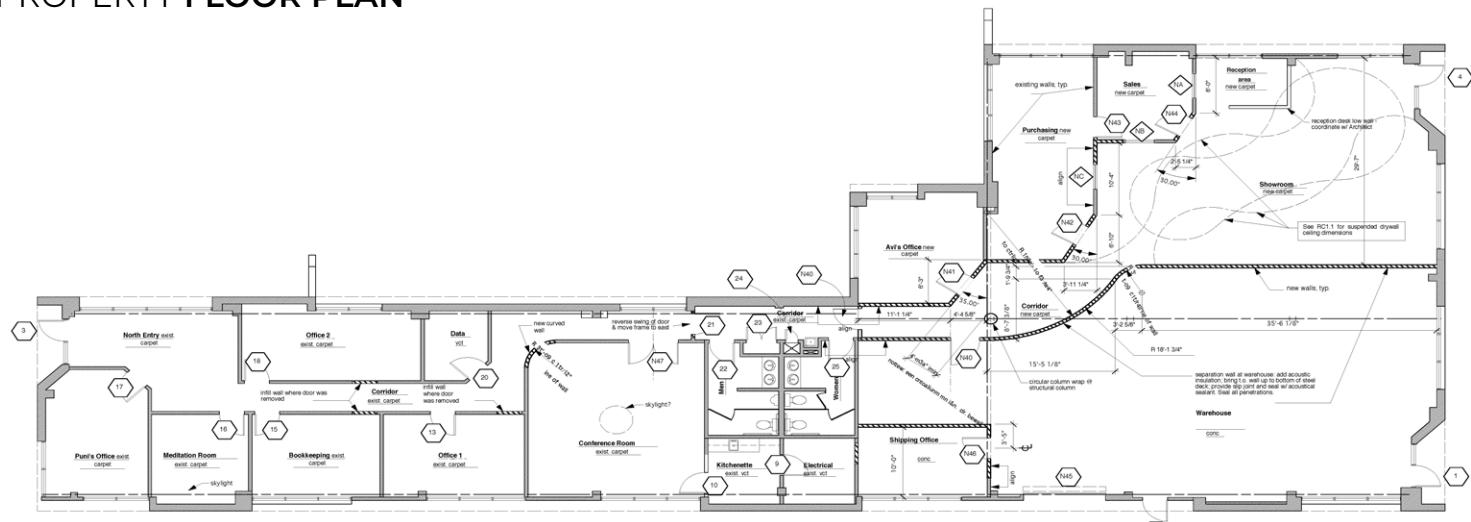
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PROPERTY FLOOR PLAN



PROPERTY LOCATION

