

OFFICE BUILDING FOR LEASE OR SALE

**3055 CENTER GREEN DRIVE
BOULDER, COLORADO 80301**

High design meets functionality in this free standing, single occupant opportunity in the heart of Boulder, CO. From the moment you step inside, you'll be blown away by the meticulous interior design. Every detail has been carefully considered, creating a space that's not only practical and effective, but also incredibly inviting. The thought put into the design truly shines through, making it a standout option for any company looking for their long term Boulder home. Roof replaced in 2010 and has been very well maintained, HVAC recently replaced which includes an increasingly relevant virus elimination system (please request details). The property has more-than-ample parking, including 32 total spaces (8 covered, two disability spaces). Private outdoor patios throughout, ramp access to the front entrance, and simple, elegant landscaping extend the form and functionality to the boundaries of the property, and beyond that you are a stone's throw from bike paths, public transit, amenities galore, and major thoroughfares for easy employee access and commuting.

Call us for more information and to set up a tour.



**DEAN CALLAN
& COMPANY INC**

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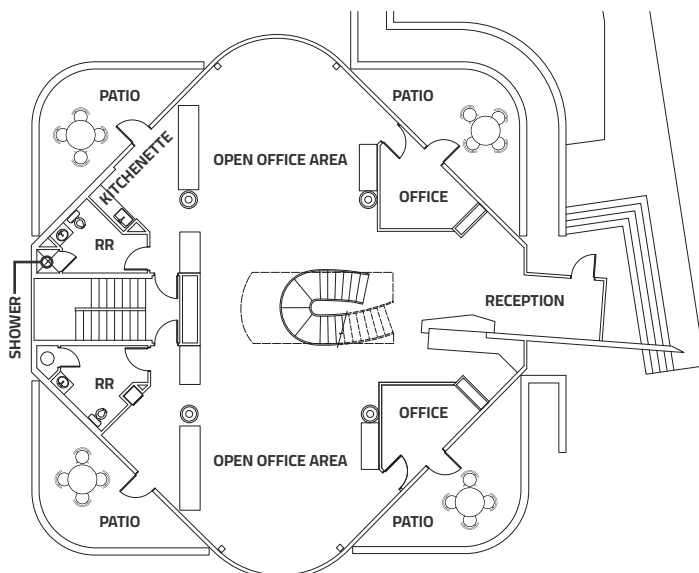
TERMS

Size:	6,000 SF (Tenant or Buyer to confirm)
Lease Rate:	\$21.00 / SF / NNN
Expenses:	\$12.83 / RSF (Est. 2023)
Sale Price:	\$2,500,000
Zoning:	IG (Tenant or Buyer to confirm their use by right)

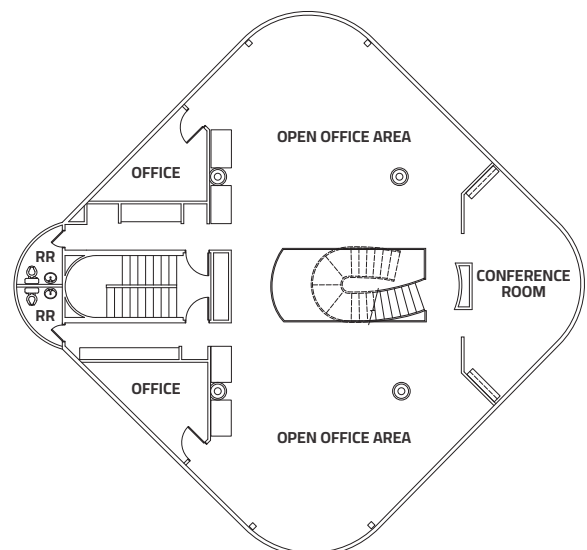
PROPERTY FEATURES

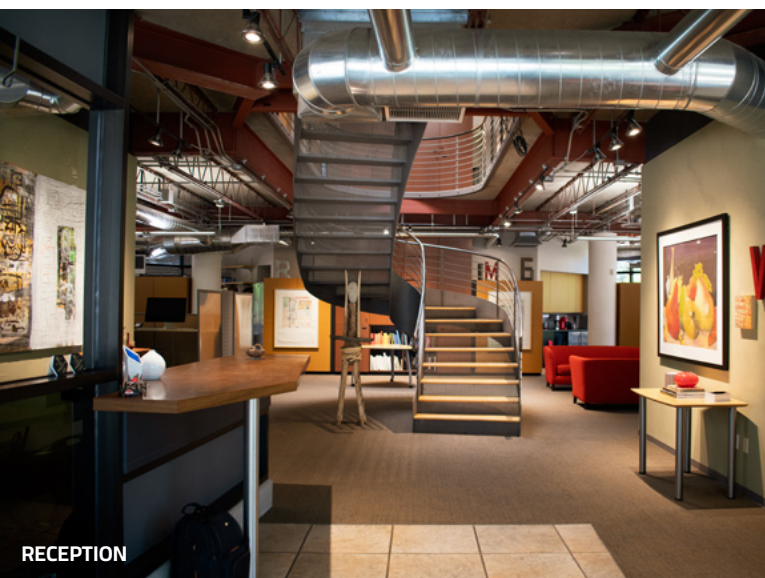
- **High Design & Functionality:** The perfect blend of high design and practical functionality in this standalone, single occupant office opportunity
- **Meticulous Interior Design:** thoughtfully designed and crafted interior that balances aesthetics with effectiveness, creating an inviting and productive workspace
- **Long-Term Solution:** This standout property offers an ideal long-term solution for companies seeking a premium Boulder home
- **Abundant Parking:** Enjoy the convenience of more-than-ample parking, with a total of 32 spaces, including 8 covered and two disability spaces
- **Outdoor Patios:** Private outdoor patios enhance the workspace experience, extending the form and function of the property into outdoor areas
- **Renovations:** Recent HVAC replacements ensure controllable and efficient indoor comfort, including a virus elimination system for enhanced safety (details available upon request). Roof was also replaced in 2010 and has been very well maintained by Black Roofing
- **Enhanced Landscaping:** Simple yet elegant landscaping adds to the aesthetic appeal and creates a pleasant environment for work
- **Strategic Location:** Benefit from proximity to bike paths, public transit, amenities, and major thoroughfares, providing convenient employee access and commuting options

1ST FLOOR



2ND FLOOR





RECEPTION



ENTRANCE AREA



2ND FLOOR CONFERENCE ROOM



GRAND STAIRCASE



RESOURCE AREA



PRIVATE OFFICE



KITCHENETTE



2ND FLOOR OPEN OFFICE AREA

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



OPEN OFFICE AREA



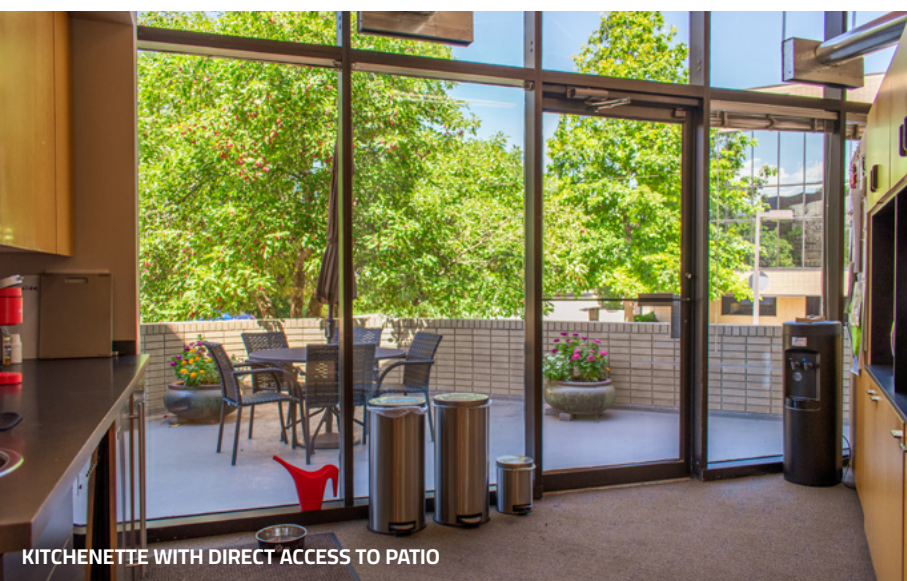
OPEN OFFICE AREA



KITCHENETTE



PATIO



KITCHENETTE WITH DIRECT ACCESS TO PATIO



COVERED PARKING

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