



SUITE 150  
VIDEO TOUR



### PROPERTY HIGHLIGHTS

**Class A professional office suites are now available in the beautiful Center Green campus** - conveniently located in Boulder at Foothills Parkway and Valmont - just 5 minutes from the Boulder Community Health campus.

- Convenient location
- Ample parking available
- Elevator
- Near bus route & bike paths

**Suite 140:** 1,275 RSF  
**Suite 150:** 2,104 RSF  
**Suite 220:** 4,038 RSF

**Lease Rate:** \$17.50/RSF NNN\*  
**NNN Expenses:** \$11.50/RSF  
**Lease Term:** Negotiable  
**Parking:** 41 garage spaces

\*Introductory lease rate for first 6 months on signed 3-year lease term

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.

### CONTACT US

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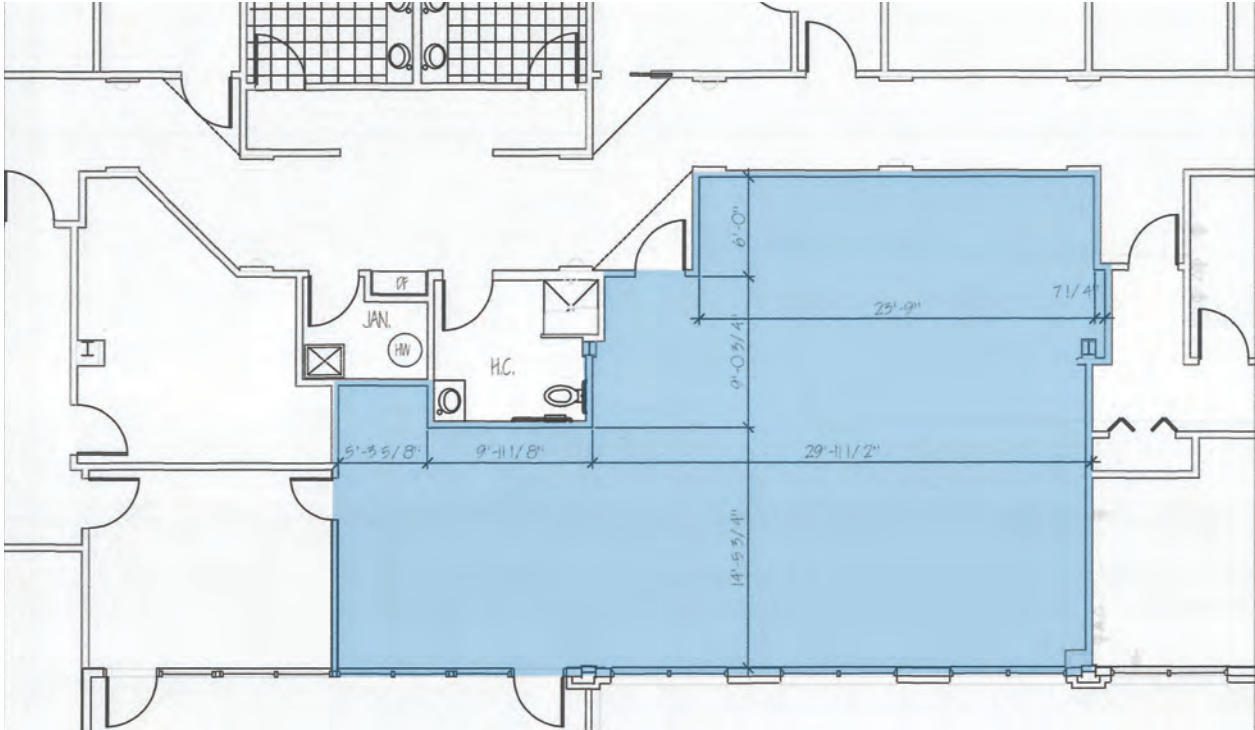


# MEDICAL/OFFICE SPACE FOR LEASE BEAUTIFUL LOCATION IN CENTRAL BOULDER

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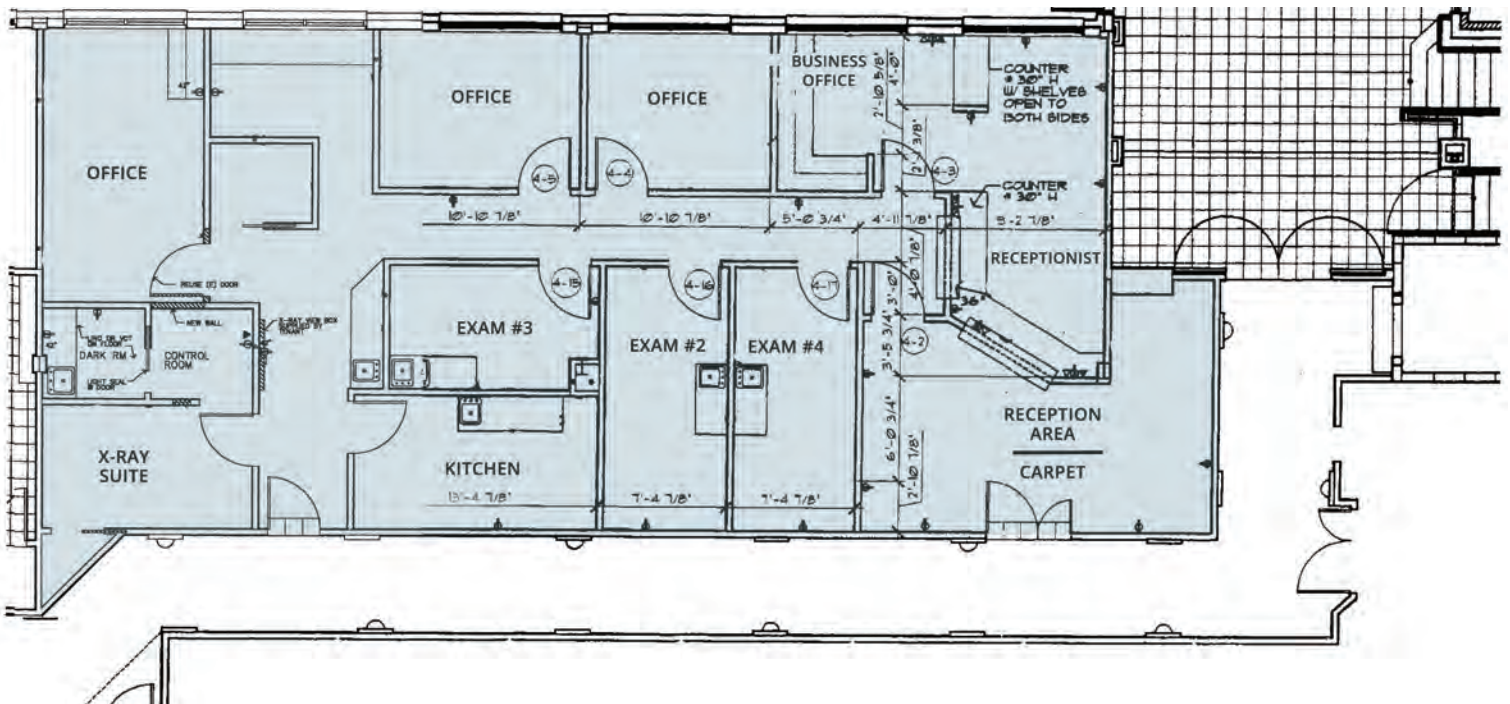
3000 CENTER GREEN, BOULDER, CO 80301

PROPERTY **FLOOR PLAN - Suite 140**



PROPERTY **FLOOR PLAN - Suite 150**

1st floor with excellent visibility featuring a reception room plus a combination of exam rooms and offices with a kitchenette. Also features a secondary entrance /exit.



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\* For a complete disclaimer, please see page one of this brochure.

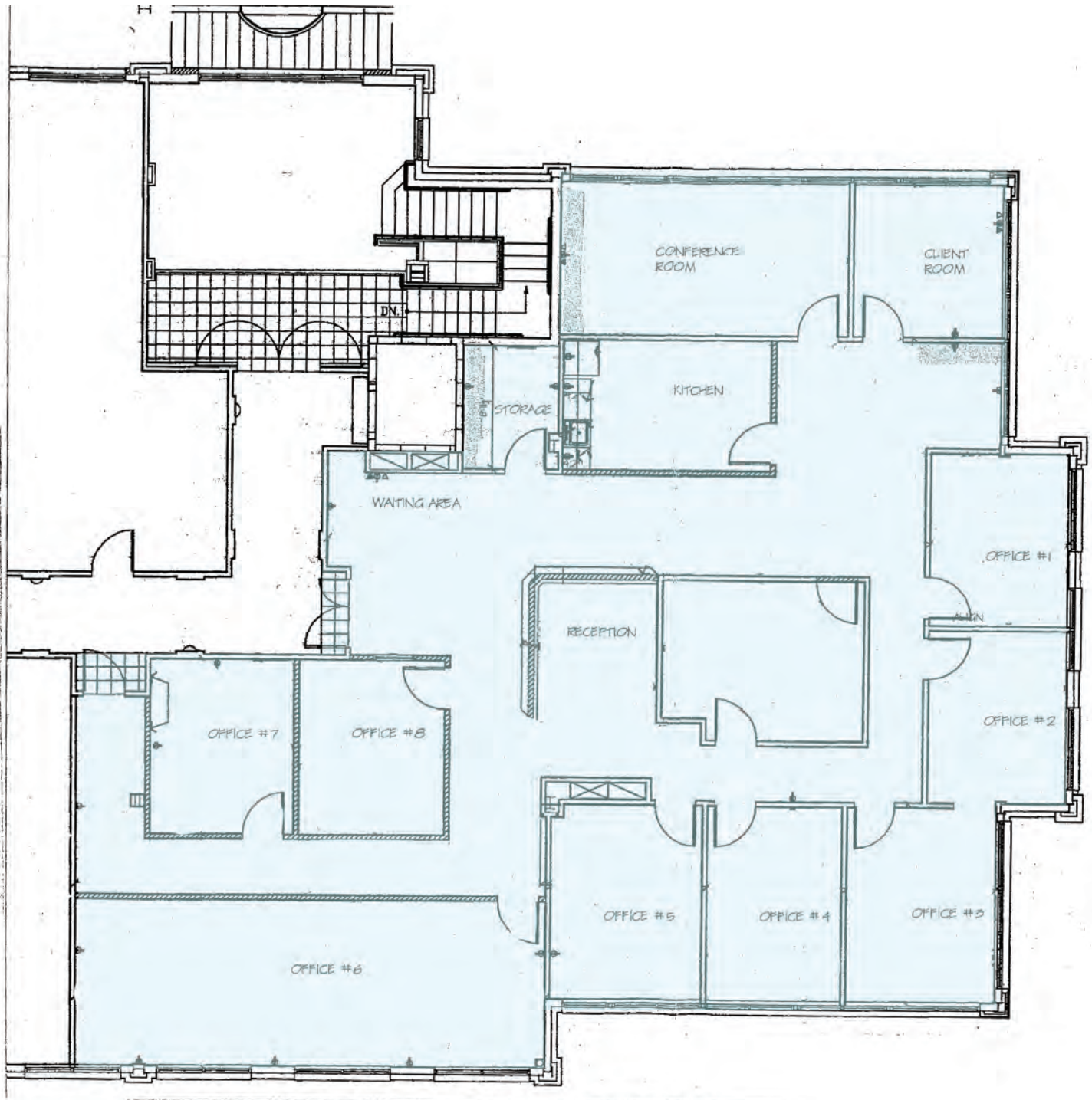
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## PROPERTY FLOOR PLAN - Suite 220

2nd floor end cap with abundant natural light and a combination of small and large private offices, large reception room and conference room, plus a kitchen/break room. Also features a secondary entrance / exit.





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## PROPERTY LOCATION



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