

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

3000 CENTER GREEN, BOULDER, CO 80301



### PROPERTY HIGHLIGHTS

**Small 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
- Elevator
- Ample parking available
- Near bus route & bike paths

Suite 140 - Semi private deck and gorgeous mountain views

Suite 225 - Build to suit possibility

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<b>Suite 140:</b>	1,275 RSF
<b>Suite 225:</b>	990 RSF
<b>Lease Rate:</b>	\$22.00/RSF NNN
<b>NNN Expenses:</b>	\$11.50/RSF
<b>Lease Term:</b>	Negotiable
<b>Parking:</b>	4:1,000 SF including 41 garage spaces

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. Licensed in the state of Colorado.

### CONTACT US

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CLICK HERE FOR  
**Suite 140**  
VIDEO TOUR

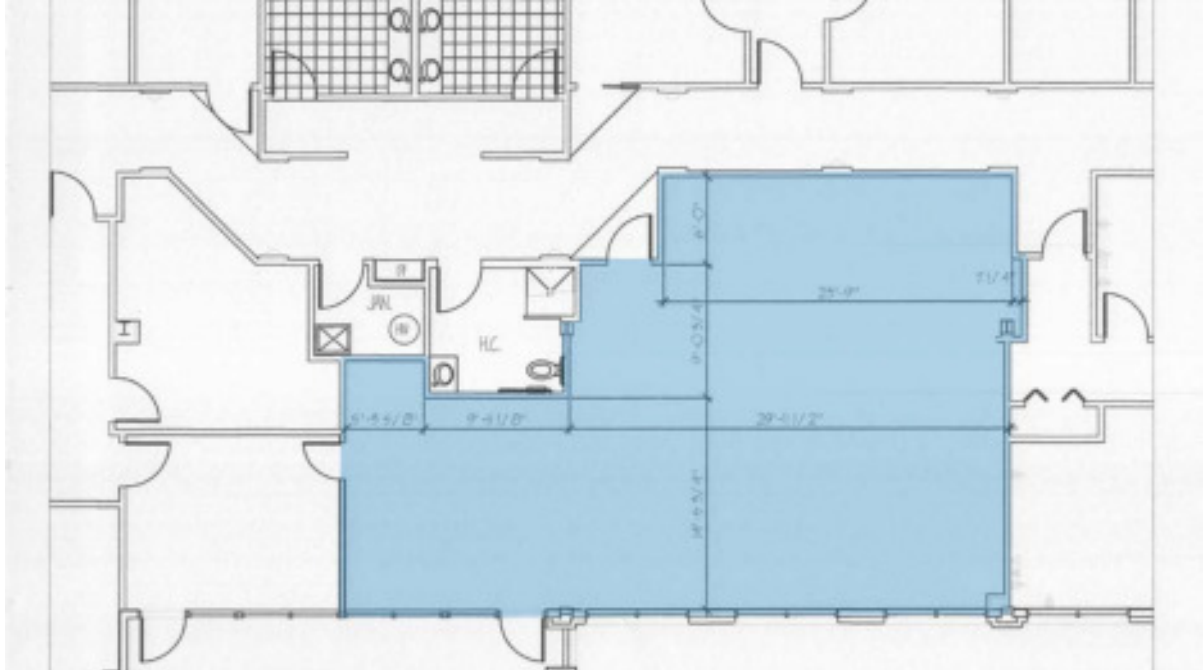
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

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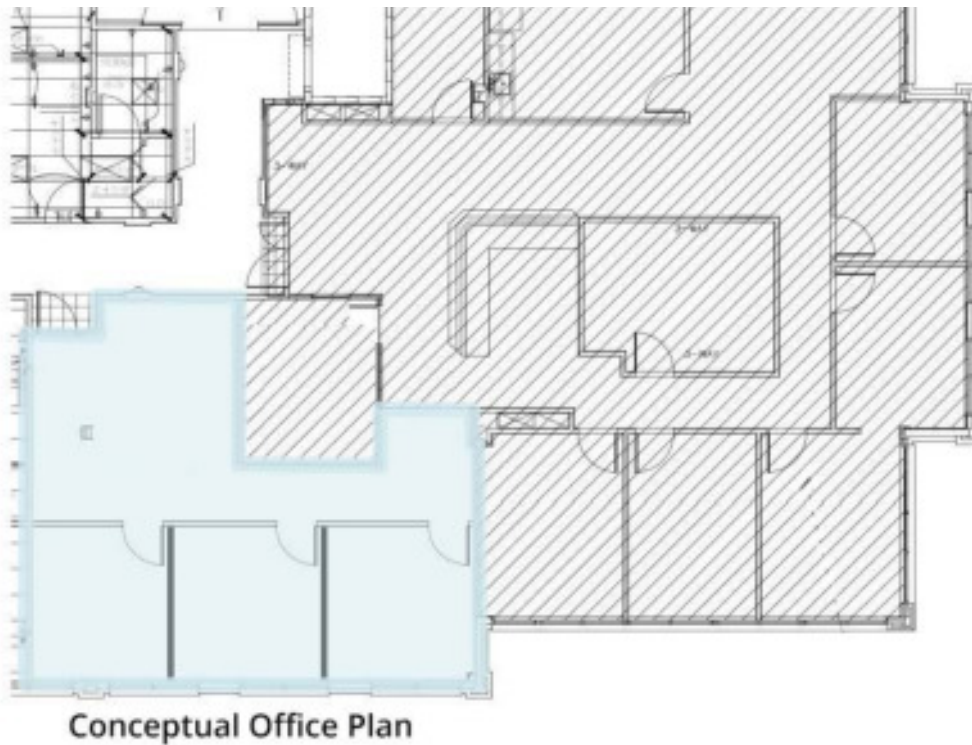
Colorado  
Group

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PROPERTY **FLOOR PLAN - Suite 140**



PROPERTY **FLOOR PLAN - Suite 225**



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# Colorado Group

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## PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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