CLASS A OFFICE SPACE FOR LEASE

Canyon Gate Plaza
2700 Canyon Blvd
Boulder, CO

1,244 - 10,435 SF

Available 1/1/27

Office Space Available!

Premium Class A second floor office suites:
Located in Canyon Gate Plaza

Flexible open floorplans:
Adaptable spaces to support collaborative teams and private office

Secure covered garage parking:
Convenient on site tenant parking options

Prominent corner visibility at 28th Street & Canyon Boulevard:
Exceptional exposure on a high traffic intersection

Ground floor national retailers:
Enhanced daytime foot traffic and a strong commercial environment

Convenient vehicular and pedestrian access:
Excellent curb presence and ease of entry for clients and staff

Dramatic Flatirons views:
Adds prestige and a memorable setting for tenants and visitors

Steps to 29th Street Mall and Pearl Street Mall:
immediate access to retail, dining, and services

Building signage opportunities:
High visibility branding and wayfinding

TEBO PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

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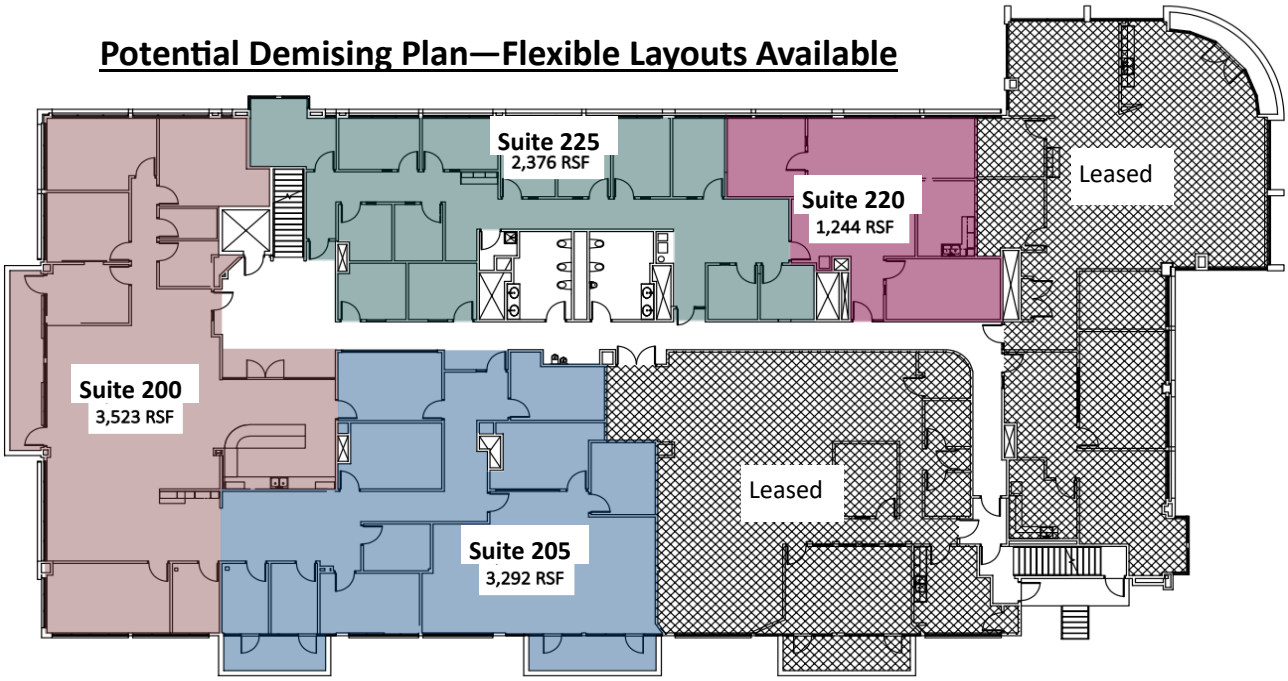
TEBO PROPERTIES

Canyon Gate Plaza—2700 Canyon

Unit	Square Footage	Price (NNNs as of 12/31/26)
200	3,523 - 6,815	$22.50/SF + $15.83 (NNN)
205	3,292	$22.50/SF + $15.83 (NNN)
225	2,376 - 3,620	$22.50/SF + $15.83 (NNN)
220	1,244	$22.50/SF + $15.83 (NNN)
All	10,435	$22.50/SF + $15.83 (NNN)

Potential Demising Plan—Flexible Layouts Available



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