



OFFICE SPACE FOR LEASE

1790 38th Street, Boulder, CO 80301

Multiple suites available with a range of layouts—from private offices to open workspaces. Enjoy great views, natural light, on-site showers, and local ownership. Centrally located near Arapahoe, Foothills Parkway, and the Boulder Creek Path for easy access.

FEATURE HIGHLIGHTS

-  Natural Light
-  Near Restaurants
-  Central Location
-  Building Showers
-  Near Boulder Creek Bike Path

PROPERTY OVERVIEW

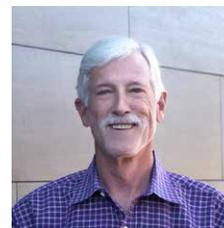
SUITE 105	3,654 RSF
LEASE RATE	\$18.50/RSF NNN
AVAILABLE	Immediately
EXPENSES (EST)	\$12.00/RSF NNN
PARKING	4/1,000 SF
LEASE TERM	Negotiable
ZONING	PUD

FOR MORE INFORMATION:



Wade Arnold

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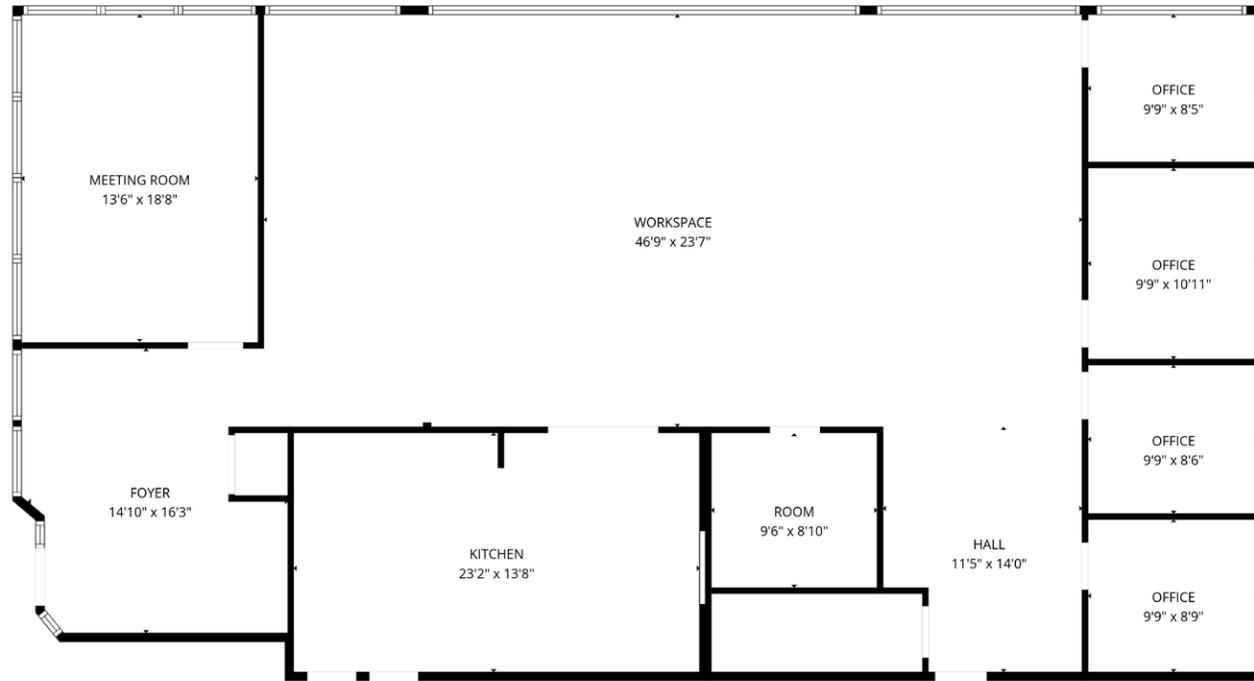


B. Scot Smith

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PROPERTY FLOOR PLAN

SUITE 105



SUITE 105



PROPERTY LOCATION

