

# OFFICE SPACE FOR LEASE

1790 38th St. Boulder, CO 80301

## PROPERTY HIGHLIGHTS

**Multiple suites available with a wide mix of floor plans from heavily private office to open work environment.** Some of the best views in Boulder! Great window lines with lots of natural light, long time local ownership and management, and on-site showers, are a few of the features. The building is well maintained giving a welcoming and professional image. A convenient central Boulder location with close proximity to Arapahoe Avenue, Foothills Parkway, and the Boulder Creek Bike path make this property convenient for employees to get to and from the office.

<b>Suite 104</b>	1,135 RSF
<b>Suite 105</b>	3,084 RSF
<b>Suite 206</b>	2,812 RSF
<b>Lease Rate</b>	\$18.50/RSF NNN
<b>Expenses</b>	\$12.00/RSF
<b>Parking</b>	4/1,000 SF
<b>Timing</b>	Immediately

**Colorado  
Group**

## FOR MORE INFORMATION

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Near Boulder  
Creek Bike Path



On Bus Route



Near Restaurants



Natural Light



Building Showers



Central Location



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## PROPERTY PHOTOS



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



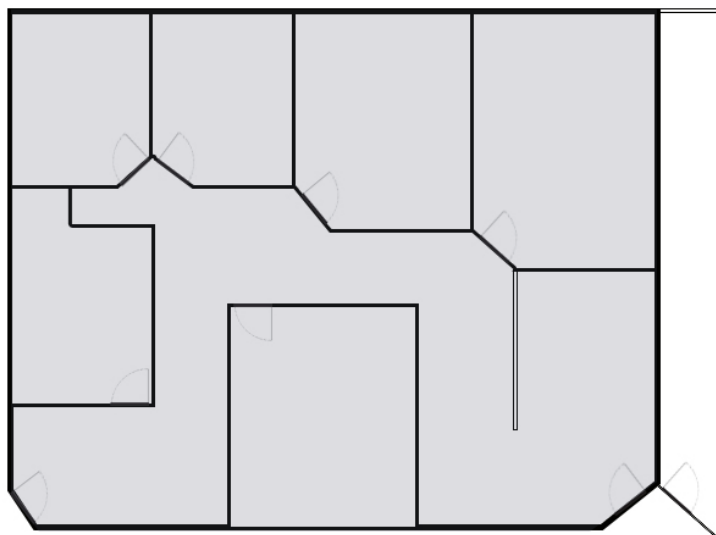
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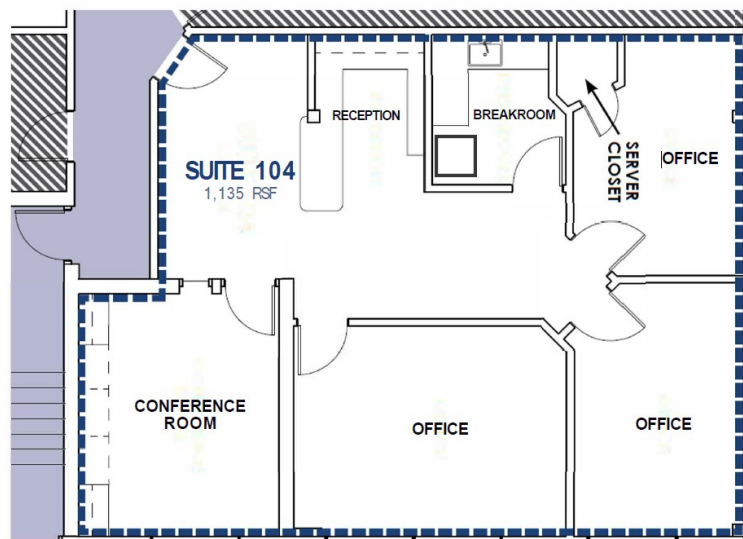
## PROPERTY FLOOR PLANS



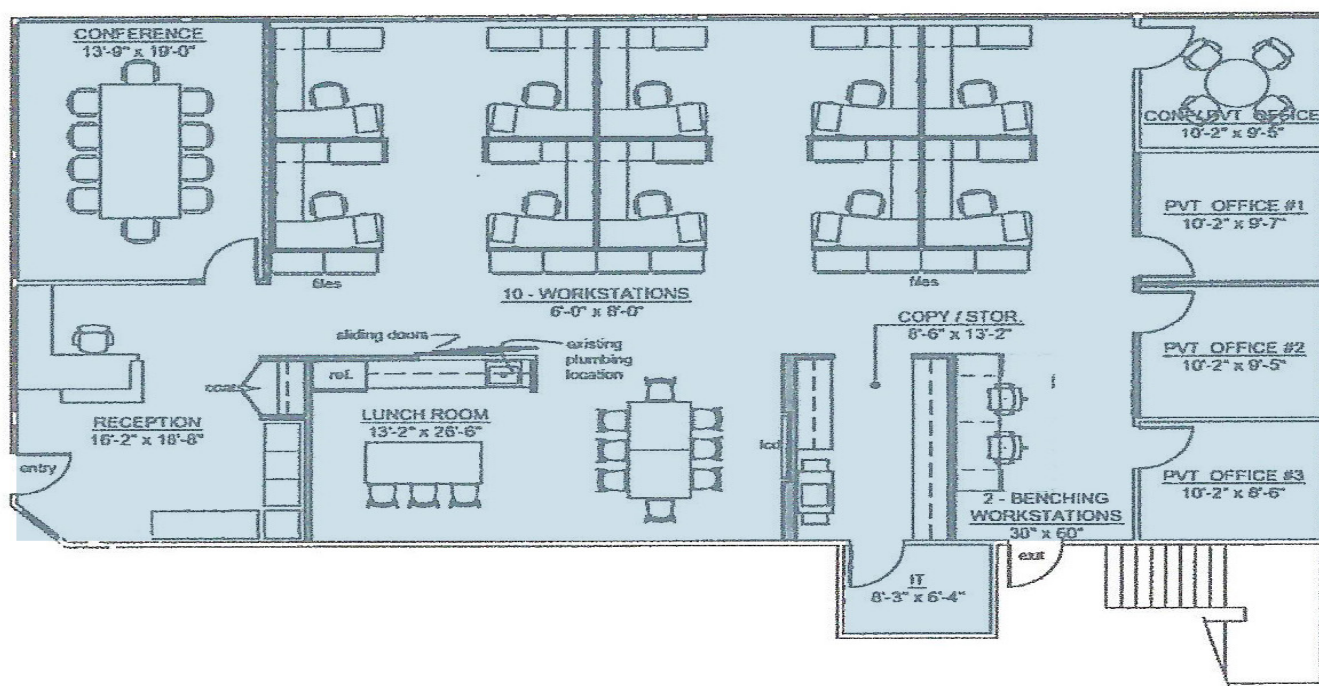
### SUITE 100



### SUITE 104



### SUITE 105



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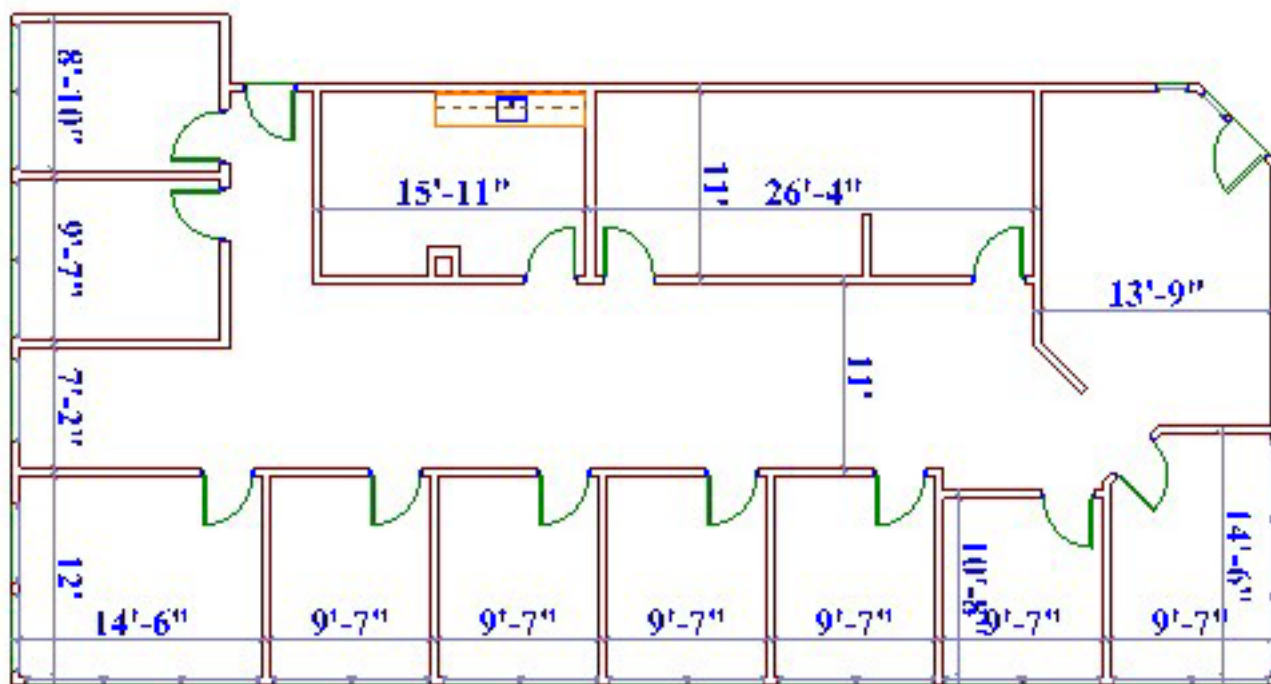
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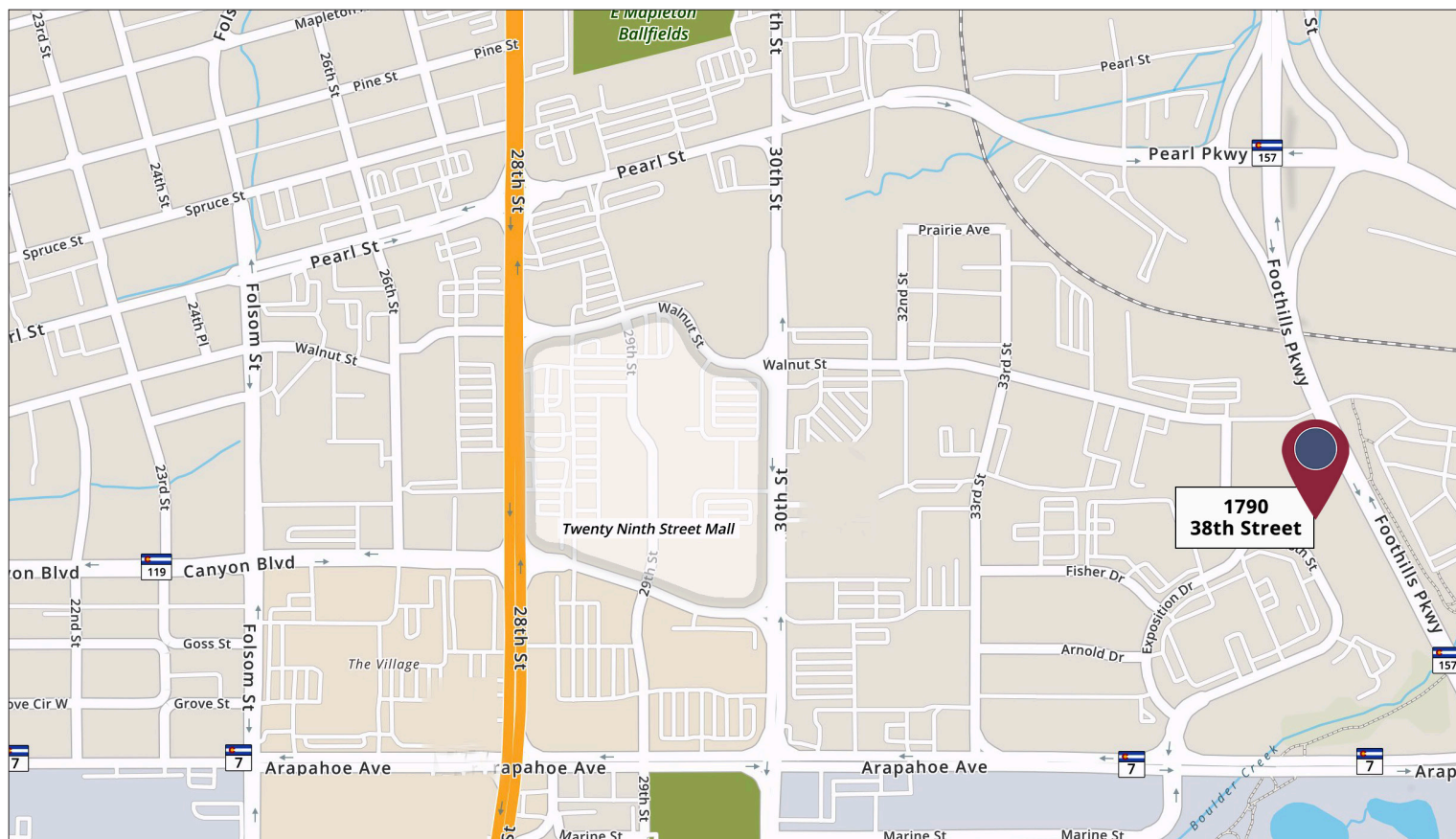
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## SUITE 206



## PROPERTY LOCATION



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