



 **2500 30th Street**
Suite 304, Boulder, CO

Penthouse Office Suite For Lease in Steel Yards

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[Property Info & Gallery](#)

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Available Space	1,218 - 2,597 sq. ft.
Lease Rate / sq. ft.	\$19.00 NNN \$14.00 NNN
Expenses / sq. ft. (2025)	\$19.07*

**Including Utilities*

Introductory Rate: Year One - \$14.00 NNN; Year Two - \$16.50 NNN;
Year Three - \$19.00 NNN

- Window-Lined Modern Offices with Western Views, Elevator Access, Convenient Amenities, & Parking
- Reception Area, Six Large Offices, Open Work Space, Conference Room, Full Kitchen, Outdoor Terrace, & Private Restroom with Shower
- Five Reserved Garage Spaces at No Additional Charge, 2-Hour Customer Parking, & Street Parking Available
- Centrally Located with Verb Coffee Roasters & Just BE Kitchen On-Site, and Close Proximity to Whole Foods, 29th Street Mall, and Many Other Amenities
- Along Goose Creek Path and Near Transit Center for Easy Access via Bike, Bus, or Personal Vehicle

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Suite 304: 2,597 sq. ft.

Potential to Divide with Shared Kitchen



Suite 304A
~1,219 sq. ft.



Suite 304B
~1,378 sq. ft.

30th Street



RECEPTION AREA



KITCHEN/BREAK ROOM



LARGE PRIVATE OFFICE



LOBBY/WAITING AREA

