



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	3,084 RSF
SUITE 206	2,812 RSF
SUITE 306	4,000 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

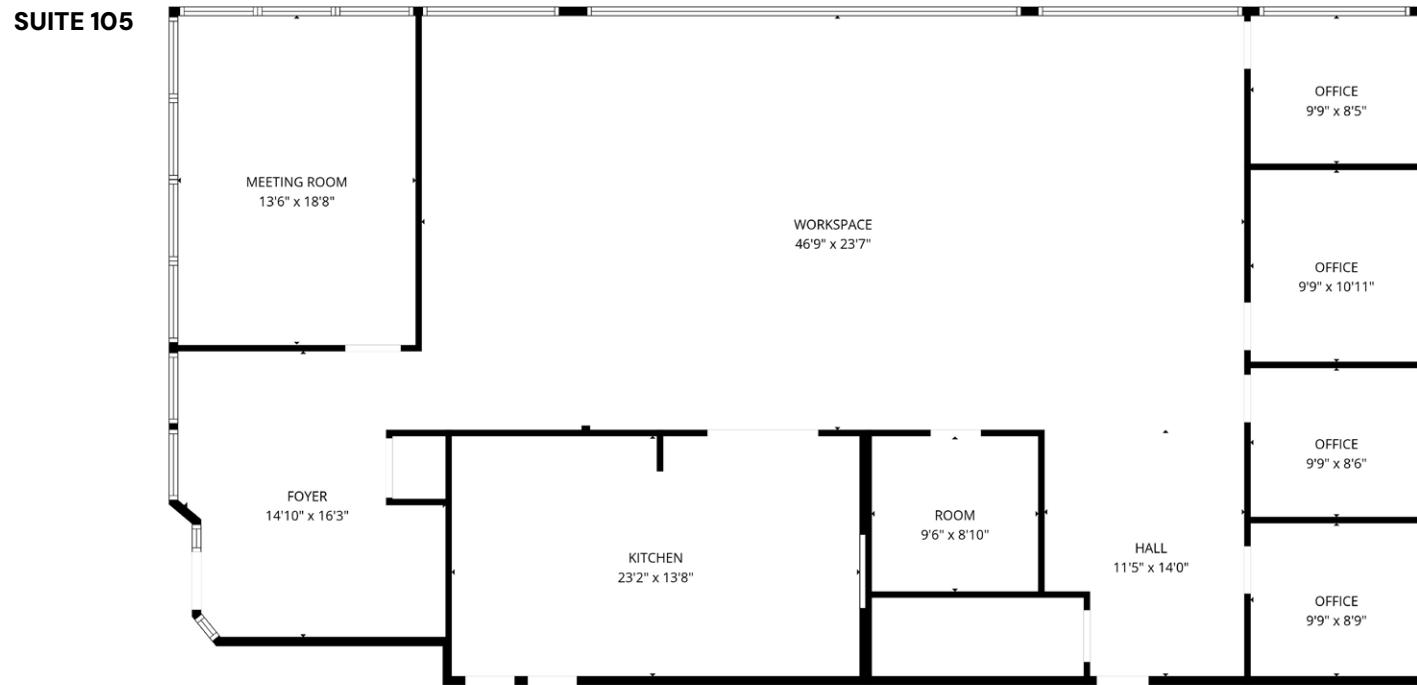
Senior Commercial Broker
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B. Scot Smith

Founder / Principal / Broker Associate
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PROPERTY FLOOR PLAN



FOR LEASE

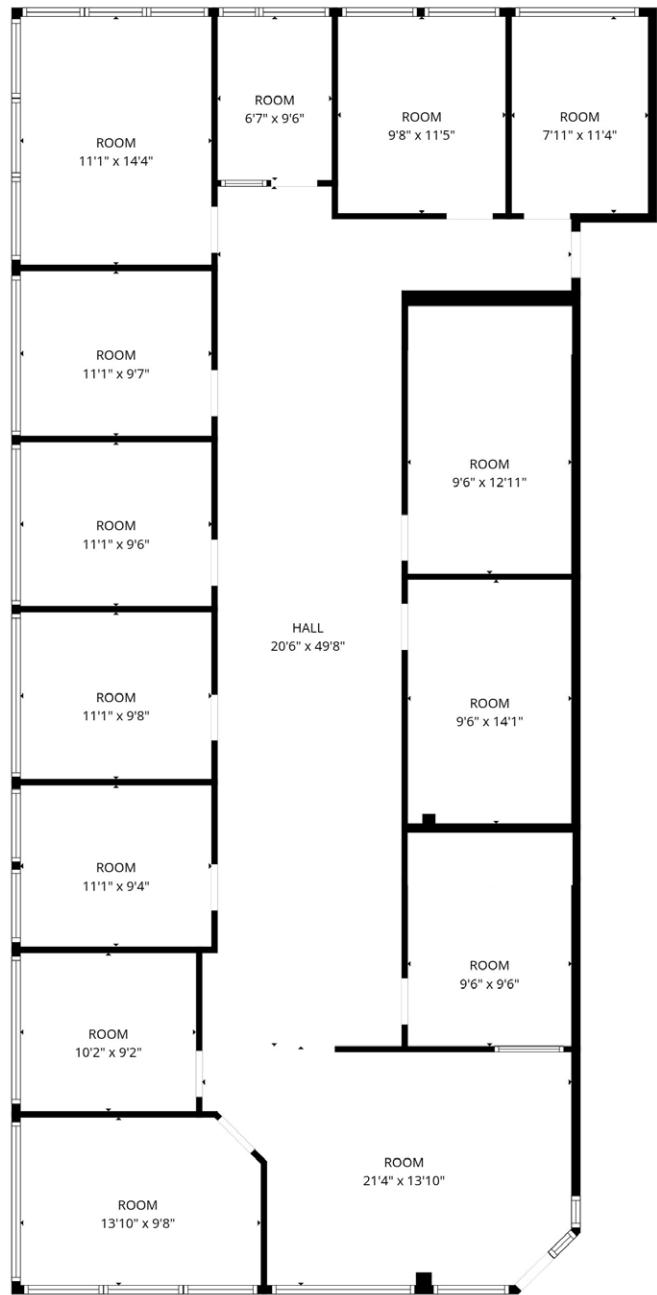
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SUITE 105



PROPERTY FLOOR PLAN

SUITE 206



FOR LEASE

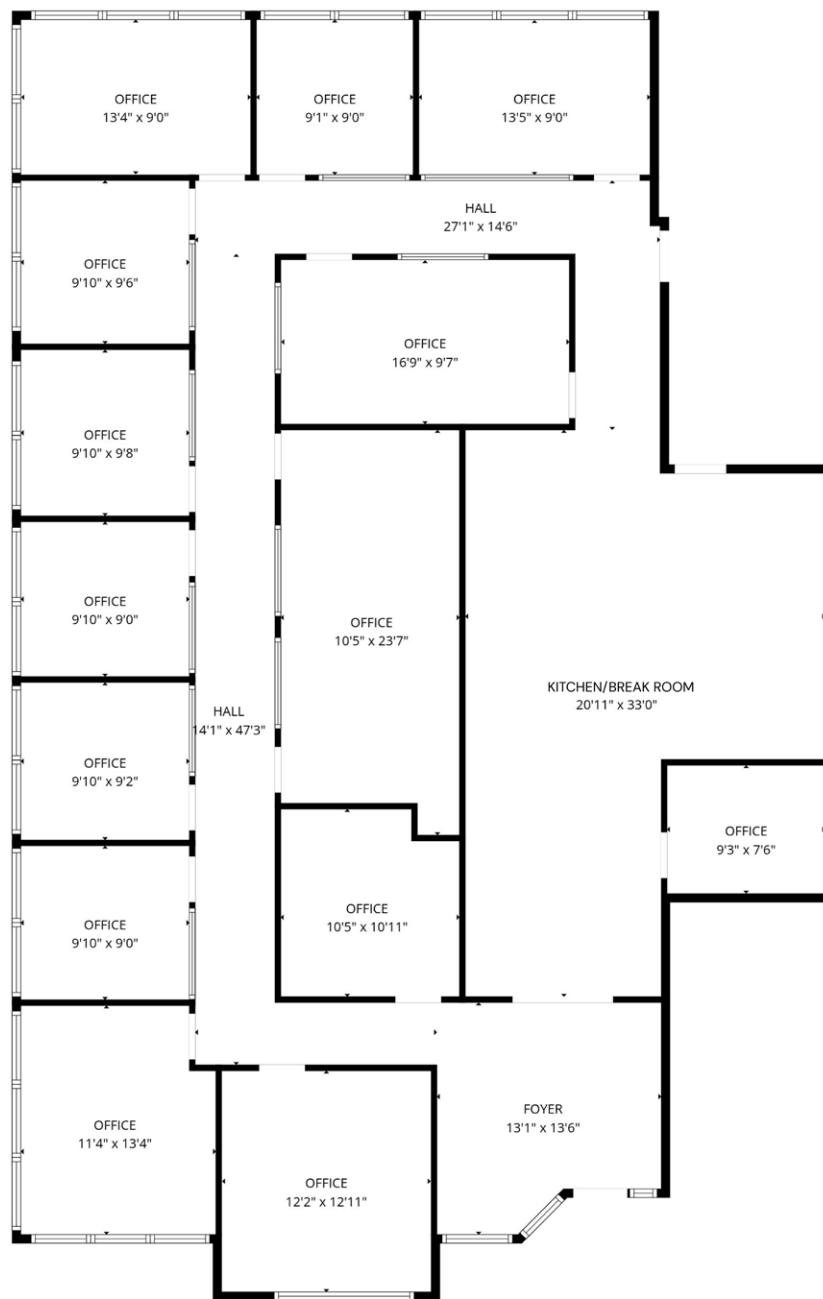
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SUITE 206



PROPERTY FLOOR PLAN

SUITE 306



PROPERTY LOCATION

