



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

303.449.2131 ext 135

warnold@coloradogroup.com



B. Scot Smith

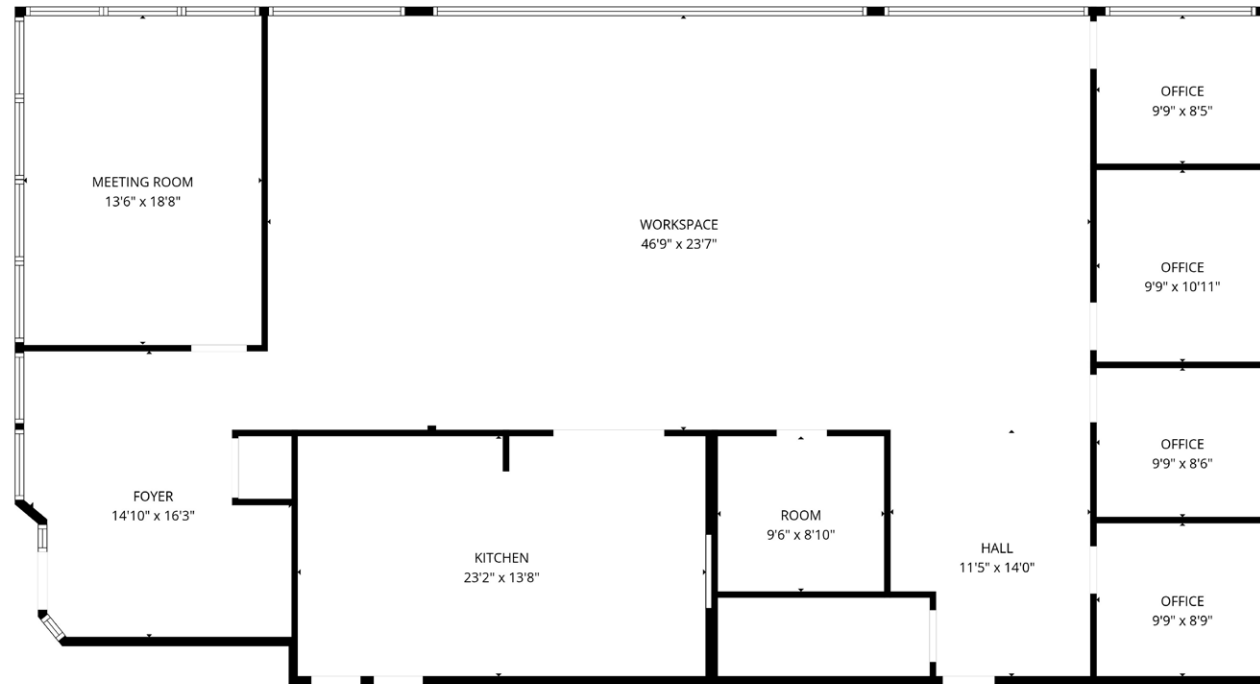
Founder / Principal / Broker Associate

303.449.2131 ext 116

bss@coloradogroup.com

PROPERTY FLOOR PLAN

SUITE 105

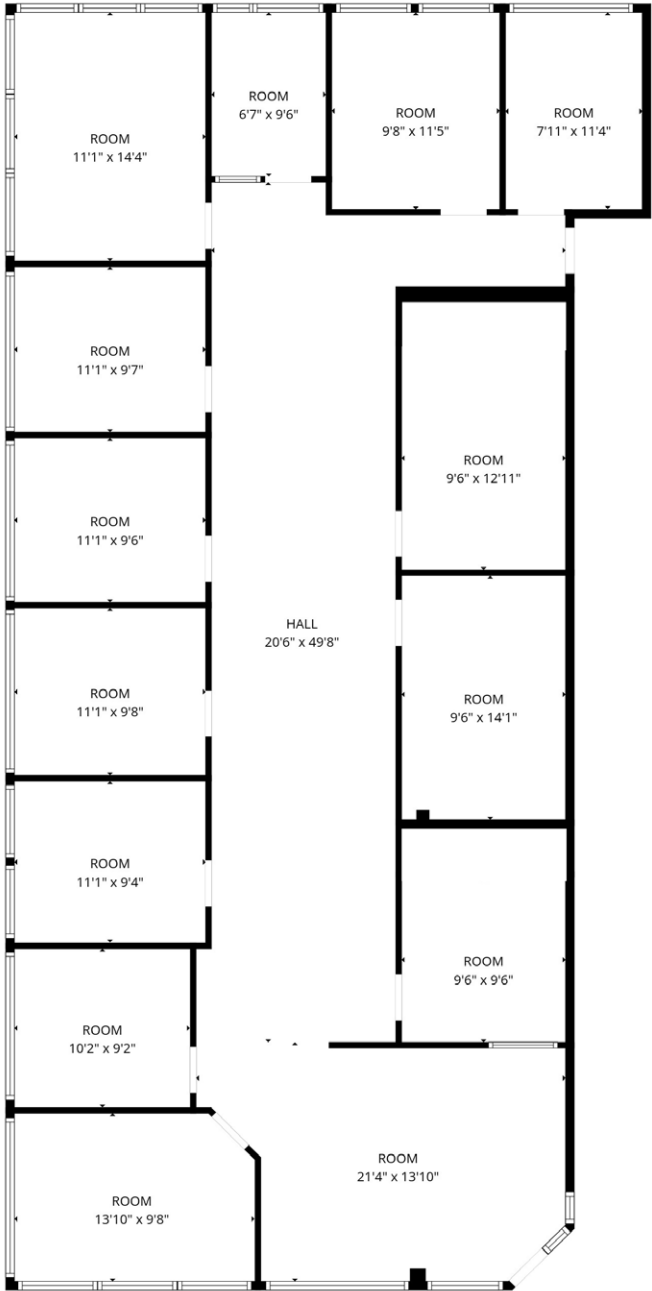


SUITE 105



PROPERTY FLOOR PLAN

SUITE 206

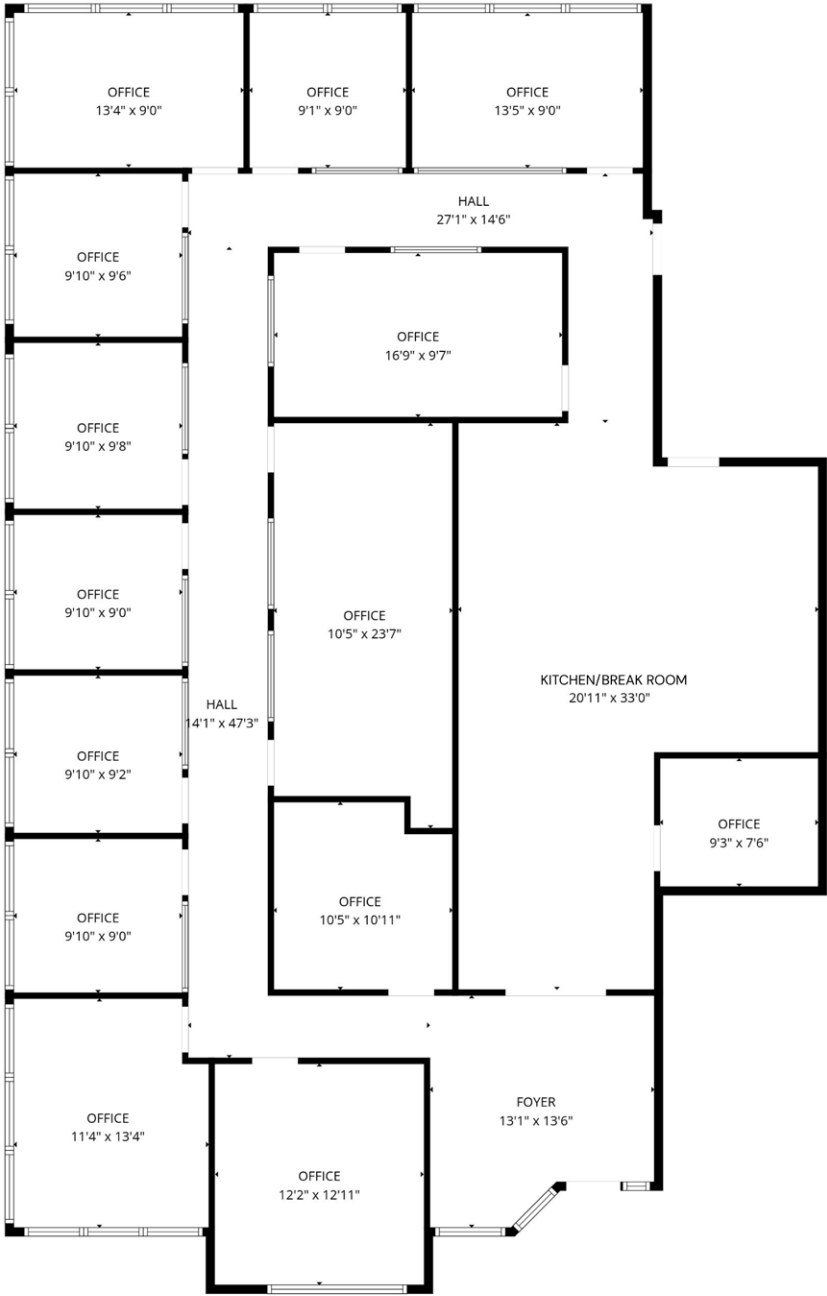


SUITE 206



PROPERTY FLOOR PLAN

SUITE 306



PROPERTY LOCATION

