



# FOR SALE

FLEX | OFFICE

1800 38th Street  
Boulder, CO 80302

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**Colorado  
Group**



The background of the slide is a photograph of a cityscape with mountains in the distance. A diagonal line splits the image from the top-left to the bottom-right. The area to the left of the line is light blue and white, while the area to the right is a dark grey overlay.

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## PROPERTY SUMMARY

Currently in core and shell condition, 1800 30th Street offers 17,510 SF of highly adaptable space ideal for flex, creative offices, or light lab use. The open layout provides a clean slate for custom tenant improvements, allowing for efficient build-out to suit a variety of user needs.

Located just 10 minutes from Pearl Street Mall, the property benefits from excellent visibility along Foothills Highway, monument signage opportunities, and ample on-site parking - a rare advantage in central Boulder. It's also 1 mile from the Boulder Junction Depot Square RTD station and within walking distance of a BCycle Bikeshare station, offering convenient multi-modal access. Tenants will also enjoy stunning Flatiron views that enhance the work environment.

Positioned in one of the nation's most active innovation markets, 1800 38th Street sits among Boulder's thriving life science and technology community, home to leading companies in biotech, medtech, cleantech, and software. With its strategic location, visibility, and flexibility, this property presents an excellent opportunity for an owner-user or tenant seeking a modern, build-to-suit space in the heart of Boulder's innovation corridor.

<b>SALE PRICE</b>	<b>\$4,377,500 (\$250/SF)</b>
<b>PROPERTY ADDRESS</b>	<b>1800 38th Street Boulder, CO 80302</b>
<b>COUNTY</b>	<b>Boulder</b>
<b>SQUARE FOOTAGE</b>	<b>17,510 SF</b> *Per architectural plans
<b>LAND SIZE</b>	<b>1.28 Acres</b>
<b>POTENTIAL ADDITION</b>	<b>Estimated 9k SF addition with loading and warehouse</b>
<b>PROPERTY TAXES</b>	<b>\$109,087.30/Year</b>
<b>Y.O.C.</b>	<b>1984</b>
<b>CURRENT CONDITION</b>	<b>Core and shell</b>
<b>PARKING</b>	<b>4.1 : 1,000 SF</b>
<b>POWER</b>	<b>3-phase, 120/208v, 1200amps</b>
<b>CLEAR HEIGHT</b>	<b>12' - 24'</b> *with demo of 1st floor lid
<b>AVAILABLE</b>	<b>Immediately</b>










# HIGHLIGHTS

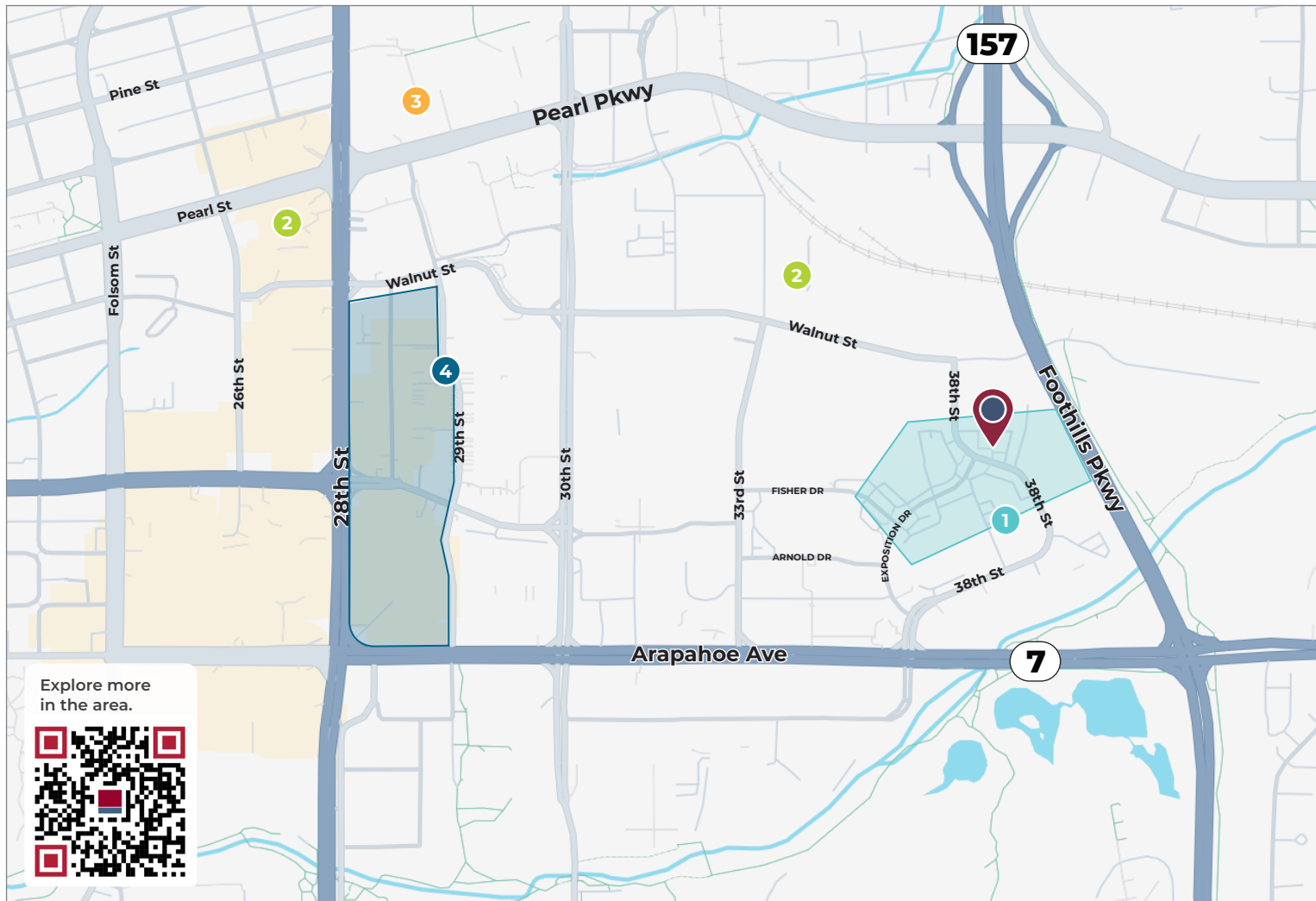
- Central location
- Monument signage
- Shell condition
- Ability to add additional SF, overhead door, and 24' clear warehouse space (or 4,500 of 18ft clear height with one floor and loading)
- Near life-science & tech industry leaders
- Quick access to Foothills HWY



\*POTENTIAL RENDERINGS



 1800 38TH ST  
BOULDER, CO, 80302



- 1  University of Colorado Boulder  
**Cognitive Neuroscience of Language Lab**  
COLLEGE OF ARTS AND SCIENCES
-  APEIRON  
RESEARCH CENTER
-  COZY COFFEE CO.
-  Modular  
Robotics
-  insight  
empowers & fuels growth
-  Edgewise  
THERAPEUTICS
-  Kinesis Integrated
- 2 Google
- 3 WHOLE  
FOODS  
MARKET
- 4  TWENTY  
NINTH  
STREET



Denver  
International Airport

**40**  
minutes



Downtown Boulder

**5**  
minutes



Hiking/Biking  
Trails

**5**  
minutes

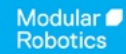


Downtown Denver

**25**  
minutes






# NEARBY LOCAL COMPANIES





# DEMOGRAPHIC SUMMARY

 POPULATION			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	66,839	124,765	237,220
 EMPLOYEES			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	81,764	106,816	157,147
 AVERAGE HOUSEHOLD INCOME			
	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
	\$92,117	\$118,564	\$130,133







Boulder, Colorado, offers an exceptional environment for businesses thanks to its unique blend of innovation, lifestyle, and natural beauty. Known as a hub for entrepreneurship and sustainability, the city attracts forward-thinking companies in technology, outdoor recreation, natural foods, and clean energy. Boulder's strong talent pool—fueled by the University of Colorado and a highly educated population—makes it easy for businesses to find skilled professionals. The city also provides access to a supportive business community, with resources like the Boulder Chamber, Colorado Small Business Development Center, and numerous networking groups that foster collaboration and growth.

Beyond its thriving business ecosystem, Boulder's quality of life is a major draw for both employers and employees. With over 300 days of sunshine a year, abundant hiking and biking trails, and a vibrant downtown scene, the city blends work and leisure seamlessly. The culture emphasizes balance, health, and environmental awareness, which helps attract people who value both professional ambition and personal well-being. Restaurants, coffee shops, and coworking spaces are designed to inspire creativity and connection, making Boulder an ideal location for startups and established firms alike.

The live-work experience in Boulder is especially appealing to entrepreneurs and remote workers who want to stay close to nature while building a career. Many residents take advantage of the city's compact layout and outdoor-friendly lifestyle, often biking to work or taking mid-day trail breaks. Residential areas blend harmoniously with business districts, allowing people to live near where they work without sacrificing tranquility or convenience. This synergy between work and life is part of what makes Boulder not just a place to do business—but a place to thrive.



# COMPARABLE SALES

Flex/Office Building in Boulder

## SOLD



**1777 Conestoga St  
Boulder**

<b>SF</b>	23,718 SF
<b>SALE PRICE</b>	\$5,100,000
<b>\$/SF</b>	\$215.03
<b>TIMING</b>	Q3 2025



**1727 Conestoga St  
Boulder**

<b>SF</b>	20,860 SF
<b>SALE PRICE</b>	\$4,462,000
<b>\$/SF</b>	\$213.90
<b>TIMING</b>	Q3 2025



**2840 Wilderness Pl  
Boulder**

<b>SF</b>	22,585 SF
<b>SALE PRICE</b>	\$5,450,000
<b>\$/SF</b>	\$241.31
<b>TIMING</b>	Q1 2025



**5375 Western Ave  
Boulder**

<b>SF</b>	17,152 SF
<b>SALE PRICE</b>	\$3,125,000
<b>\$/SF</b>	\$182.19
<b>TIMING</b>	Q4 2024



**3180 Sterling Cir  
Boulder**

<b>SF</b>	19,001 SF
<b>SALE PRICE</b>	\$3,500,000
<b>\$/SF</b>	\$184.20
<b>TIMING</b>	Q3 2023



**4820 - 4830 Sterling Dr  
Boulder**

<b>SF</b>	25,654 SF
<b>SALE PRICE</b>	\$5,400,000
<b>\$/SF</b>	\$210.49
<b>TIMING</b>	Q2 2024



**1615 Pearl St  
Boulder**

<b>SF</b>	7,355 SF
<b>SALE PRICE</b>	\$3,060,000
<b>\$/SF</b>	\$416.04
<b>TIMING</b>	Q4 2024



**1871 Folsom St  
Boulder**

<b>SF</b>	7,746 SF
<b>SALE PRICE</b>	\$2,350,000
<b>\$/SF</b>	\$303.48
<b>TIMING</b>	Q4 2024



**4860 Riverbend Rd  
Boulder**

<b>SF</b>	5,996 SF
<b>SALE PRICE</b>	\$1,950,000
<b>\$/SF</b>	\$325.22
<b>TIMING</b>	Q1 2024



**4700 Walnut  
Boulder**

<b>SF</b>	5,952 SF
<b>SALE PRICE</b>	\$2,363,850
<b>\$/SF</b>	\$397.15
<b>TIMING</b>	Q2 2025





# COMPARABLE SALES ON THE MARKET

Flex/Office Building in Boulder



**207 Canyon Blvd  
Boulder**

<b>SF</b>	14,466 SF
<b>SALE PRICE</b>	\$4,800,000
<b>\$/SF</b>	\$331.81



**1780 Conestoga St  
Boulder**

<b>SF</b>	25,000 SF
<b>SALE PRICE</b>	Negotiable
<b>\$/SF</b>	N/A



**1860 38th St  
Boulder**

<b>SF</b>	14,271 SF
<b>SALE PRICE</b>	\$3,850,000
<b>\$/SF</b>	\$269.77



**3002 Sterling Cir  
Boulder**

<b>SF</b>	12,880 SF
<b>SALE PRICE</b>	\$4,830,000
<b>\$/SF</b>	\$375.00



**3004 Arapahoe Ave  
Boulder**

<b>SF</b>	11,400 SF
<b>SALE PRICE</b>	\$3,700,000
<b>\$/SF</b>	\$324.56



**4700 Pearl St  
Boulder**

<b>SF</b>	24,289 SF
<b>SALE PRICE</b>	\$7,900,000
<b>\$/SF</b>	\$325.25



**5335 Sterling Dr  
Boulder**

<b>SF</b>	22,065 SF
<b>SALE PRICE</b>	\$5,500,00
<b>\$/SF</b>	\$249.26



**5600 Arapahoe Ave  
Boulder**

<b>SF</b>	10,484 SF
<b>SALE PRICE</b>	\$3,841,000
<b>\$/SF</b>	\$366.37



**5661 Airport Blvd  
Boulder**

<b>SF</b>	17,091 SF
<b>SALE PRICE</b>	\$4,870,000
<b>\$/SF</b>	\$285.00



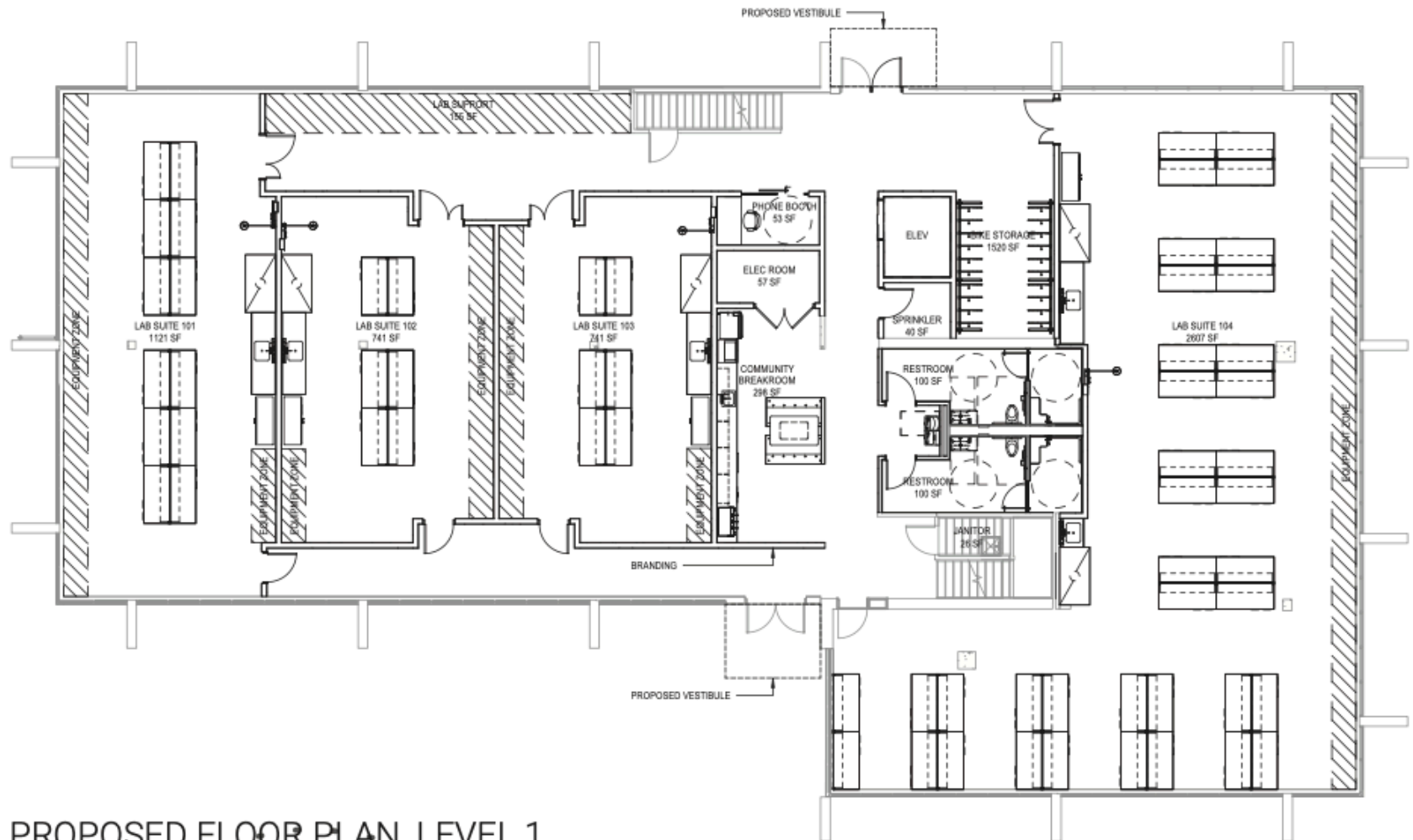






# PROPERTY

## FLOOR PLAN - LEVEL 1

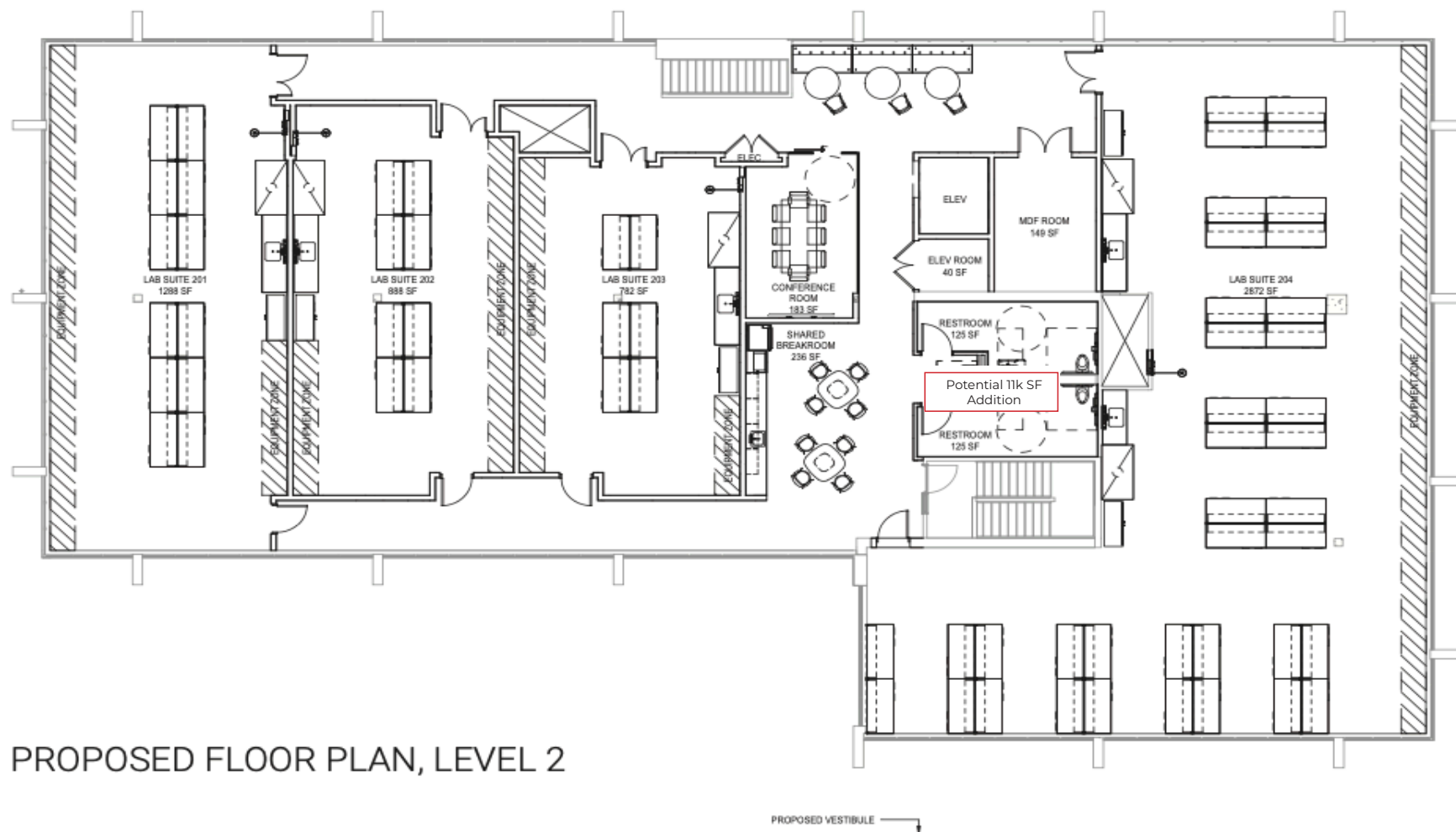


PROPOSED FLOOR PLAN, LEVEL 1



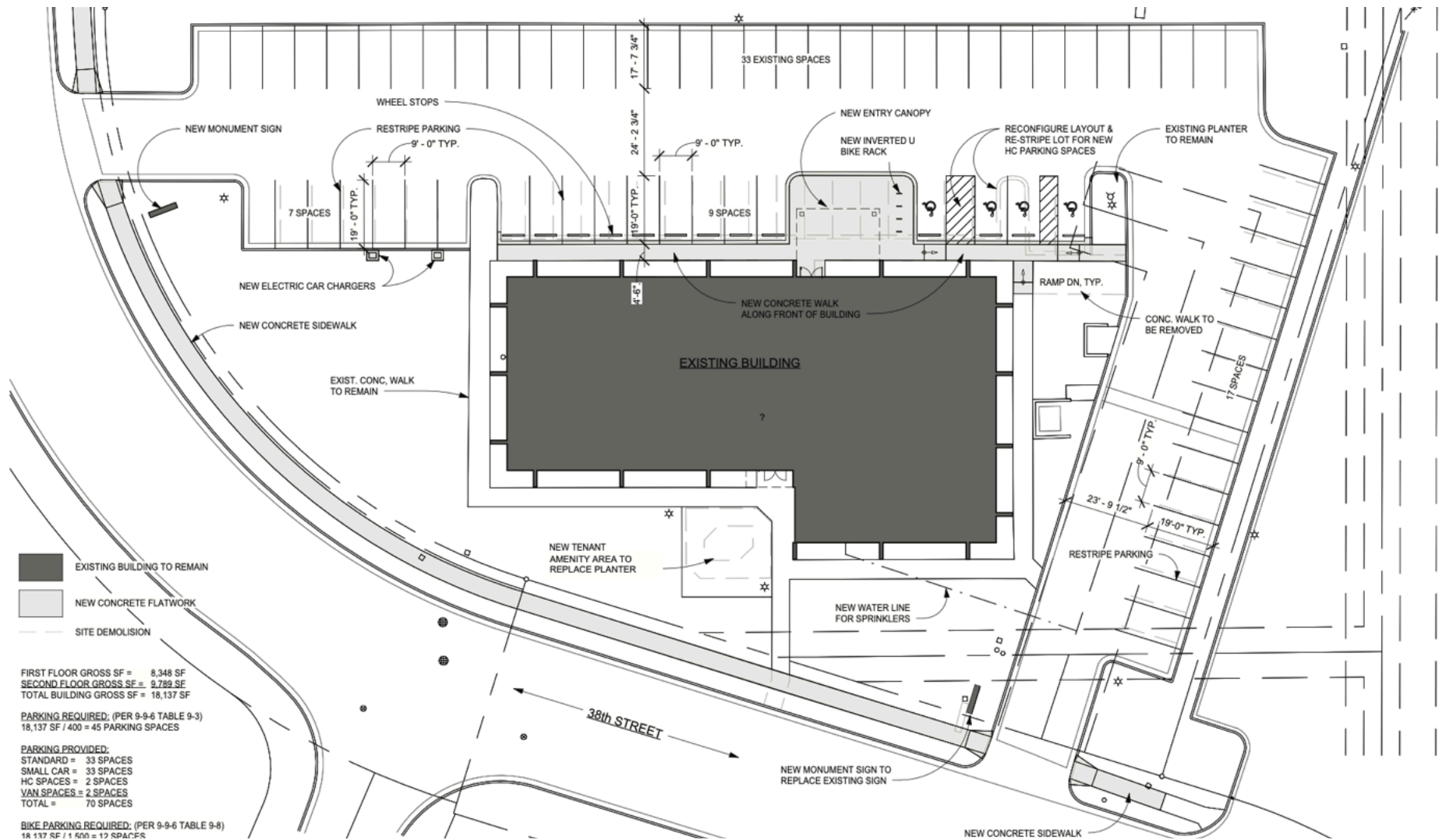
# PROPERTY

## SITE PLAN - LEVEL 2





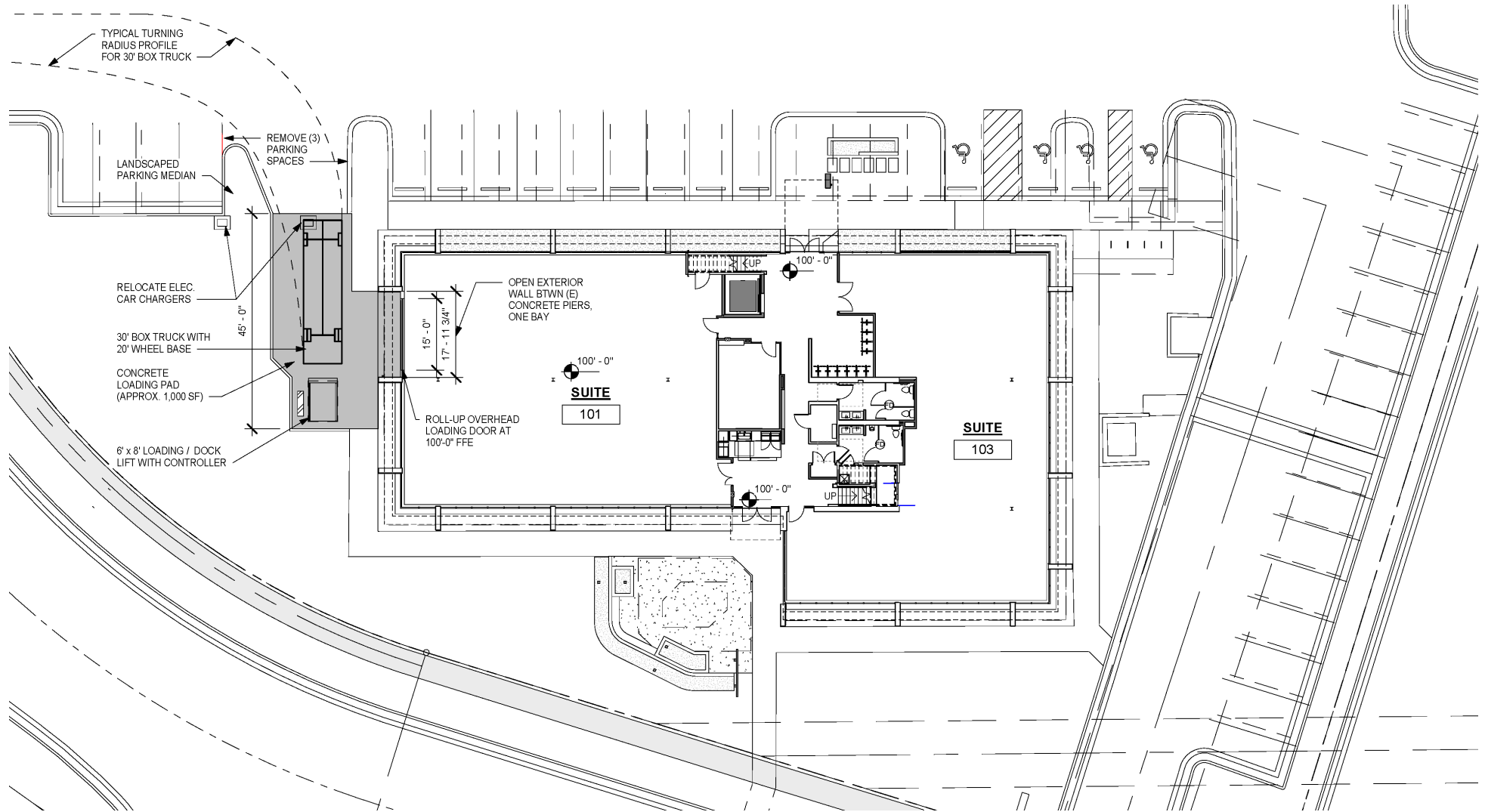
# PROPERTY SITE PLAN



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# POTENTIAL LOADING SITE PLAN







\*POTENTIAL WAREHOUSE RENDERINGS



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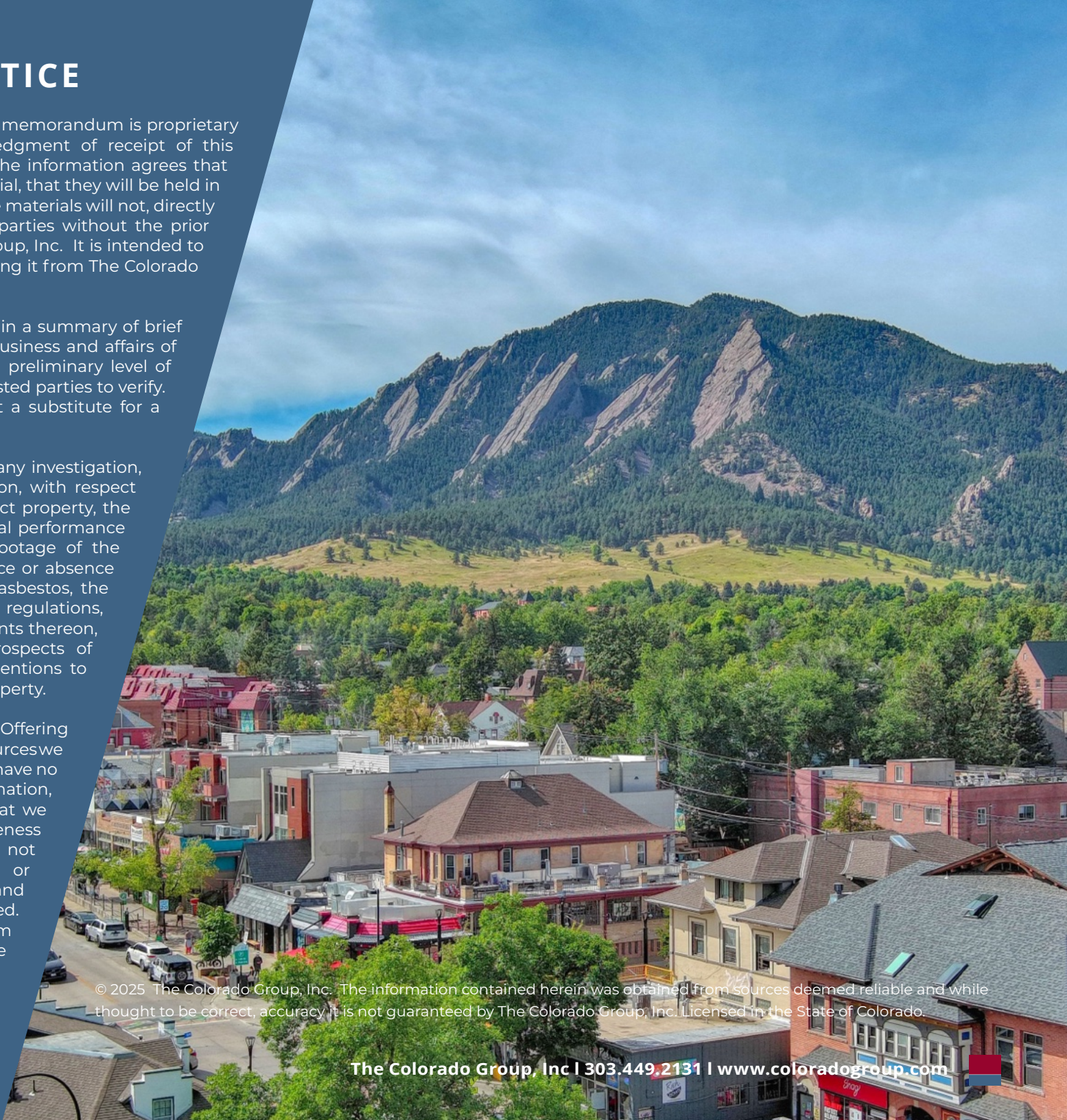
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