



## OFFICE / RETAIL SPACE FOR LEASE

BOULDER HEALTH & WELLNESS CENTER  
1810 30TH STREET, SUITE C/D  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

This built-out fitness studio space is available in central Boulder. Newly renovated with 3 large studios, reception, smaller private bodywork spaces and laundry. Located just north of Arapahoe on 30th Street - it is surrounded by many amenities - and a block from the Twenty-Ninth Street Mall. Good parking for clients. Shared digital monument sign available.

- Newly renovated, fully built-out fitness space
- 28,000 VPD traffic count on 30th
- Shared digital monument sign
- Competitive rental rate
- On-site shower

<b>Suite C/D</b>	4,431 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$17.00/RSF NNN
<b>Expenses (Est)</b>	\$9.49/RSF
<b>Lease Term</b>	3-5 years
<b>Parking</b>	Open

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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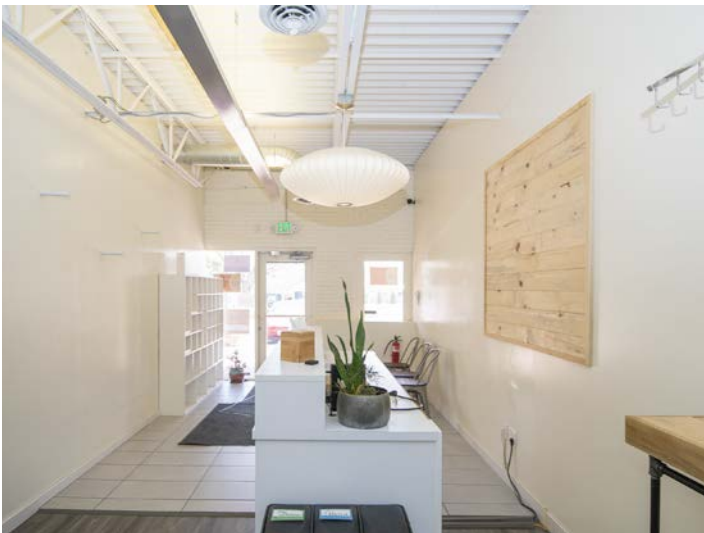
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

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## PROPERTY PHOTOS



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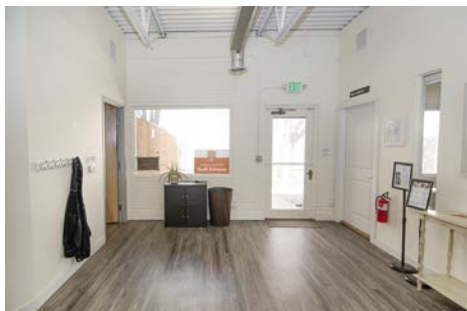
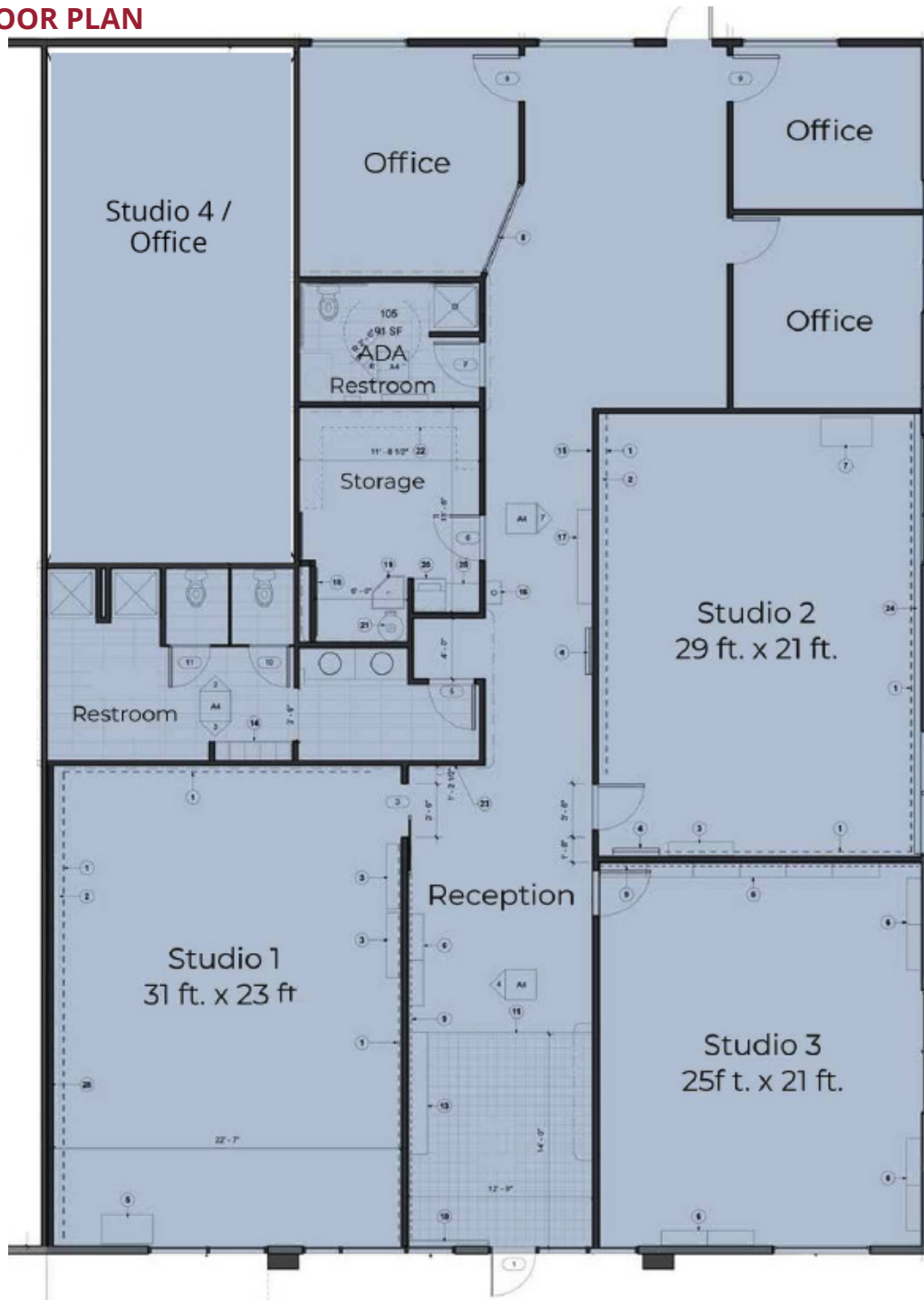
\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY FLOOR PLAN



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## PROPERTY LOCATION



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