

## RETAIL/OFFICE SPACE FOR LEASE GREAT VISIBILITY

1600 38TH STREET, SUITE 103, BOULDER, CO 80301



### PROPERTY HIGHLIGHTS

**Excellent location with high visibility on the corner of 38th Street and Arapahoe Avenue.** Historically used as office and general retail this space was most recently used as the Fate Brewing tap room. It offers polished concrete floors, open ceiling grid, and glass overhead doors along the west portion of the space. Great opportunity for office and retail users looking for a convenient location with high visibility, on site parking, and excellent signage.

- Highly Visible
- Convenient Location
- Excellent Signage
- High Ceilings
- On-site Parking
- Close Proximity to Amenities

**Suite 103:** 2,423 RSF  
**Available:** Immediately  
**Lease Rate:** \$18.50/RSF NNN  
**Expenses:** \$7.65/RSF  
**Lease Term:** 3-5 years

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

**Wade Arnold**  
Broker Associate  
303.449.2131 ext 135  
warnold@coloradogroup.com

**B. Scot Smith**  
Founder/Principal  
Broker Associate  
303.449.2131 ext 132  
bss@coloradogroup.com

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

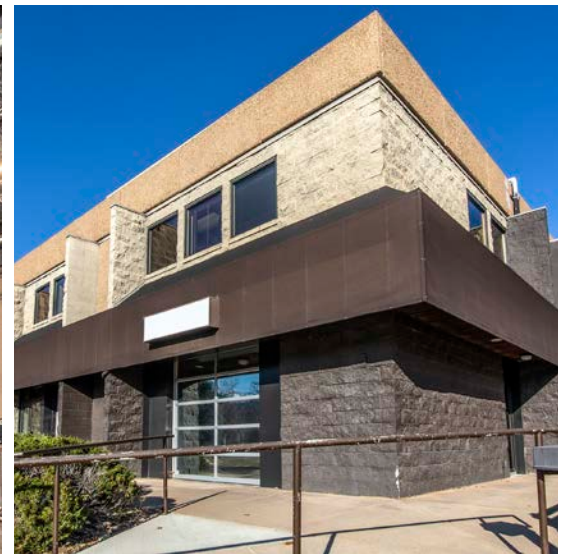
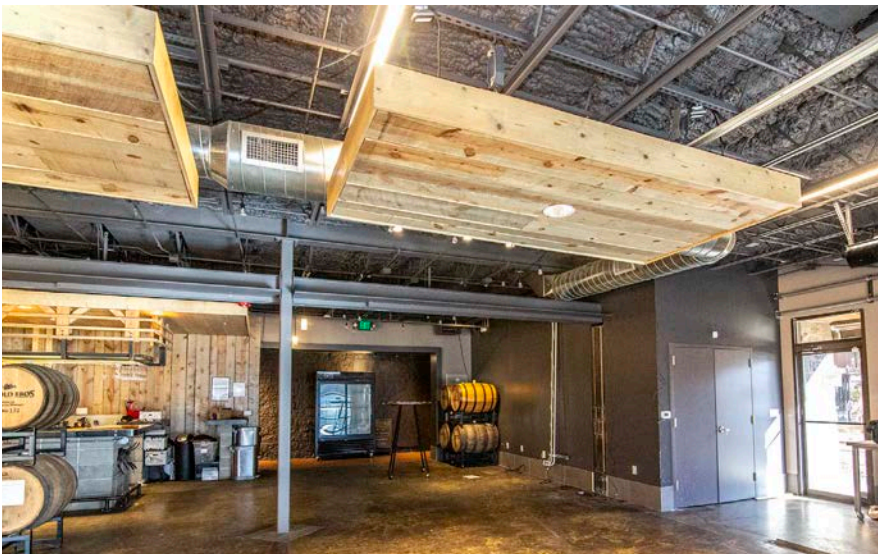
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GREAT VISIBILITY

Colorado  
Group

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## PROPERTY PHOTOS



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

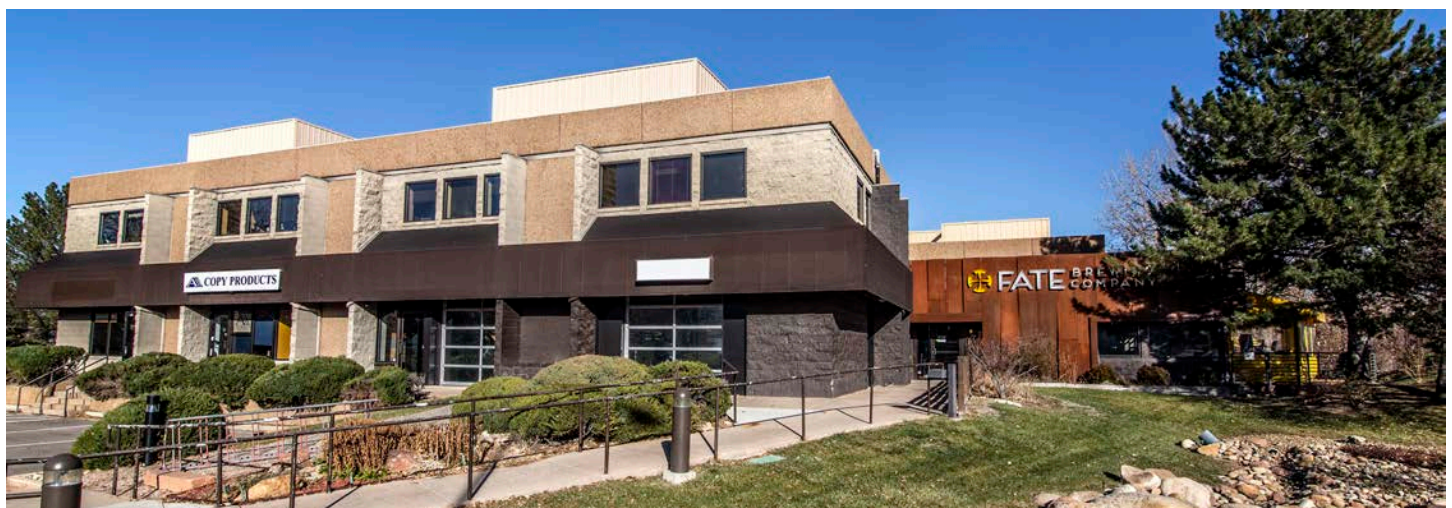
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### PROPERTY LOCATION



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