Colorado Group

OFFICE SPACE WITH MOUNTAIN VIEWS
FOR LEASE IN CENTRAL BOULDER
1685 38TH STREET, BOULDER, CO 80302

PROPERTY **HIGHLIGHTS**

Panoramic views, outdoor 2nd floor patio looking directly at the Flatirons and glass walls are a few of the outstanding features of this 18,646 RSF office space. The building is centrally located on 38th Street, just off Arapahoe Road and 2 minutes from Foothills Parkway. The entrance is wheelchair accessible and the building's elevator goes right to the entrance of the space.

If 18,646 RSF isn't in your plan, there are several demisable options between 2,943 RSF and 12,519 RSF to suit your needs.

- Amazing Flatiron and mountain views
- Several glass-walled conference rooms/classrooms and open areas
- Century Link Fiber & Comcast Business ISPs available
- 3 kitchens and additional employee break areas, plus showers & lockers
- Many private offices - may be configured for open concept

Available SF:	2,943 - 18,646 RSF*
Available:	Immediately
Lease Rate:	Negotiable
Expenses:	$9.74/RSF**
TI Allowance:	Available
Parking:	2.38/1,000

* Per Landlord
** Water and trash included. Tenant pays utilities and janitorial in suite

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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CONSCIENCE BAY
COMPANY

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PROPERTY **PHOTOS**

CLICK HERE FOR VIDEO TOUR

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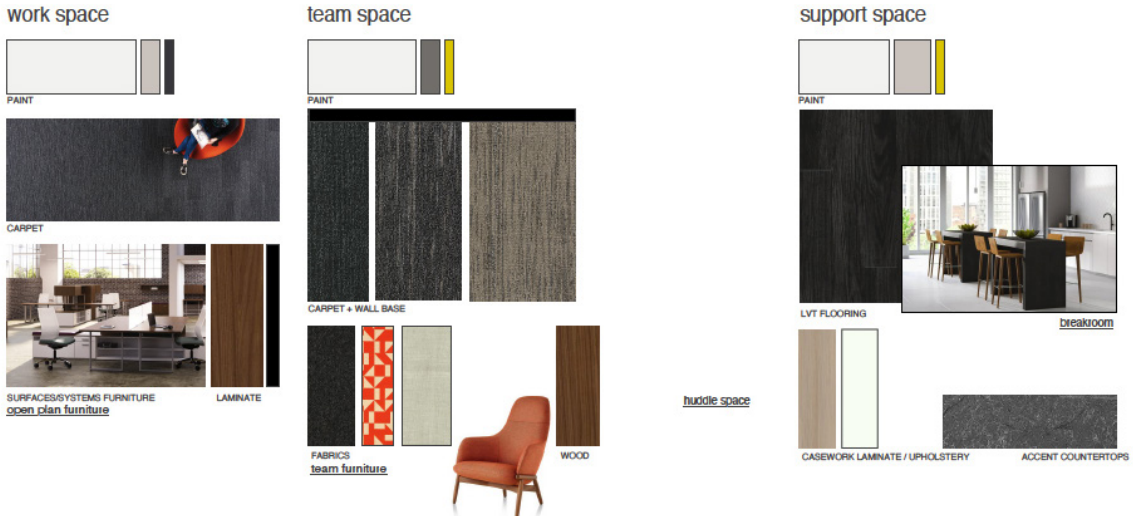
PROPERTY **CONCEPTUAL RENDERINGS**

Architect suggested color palette



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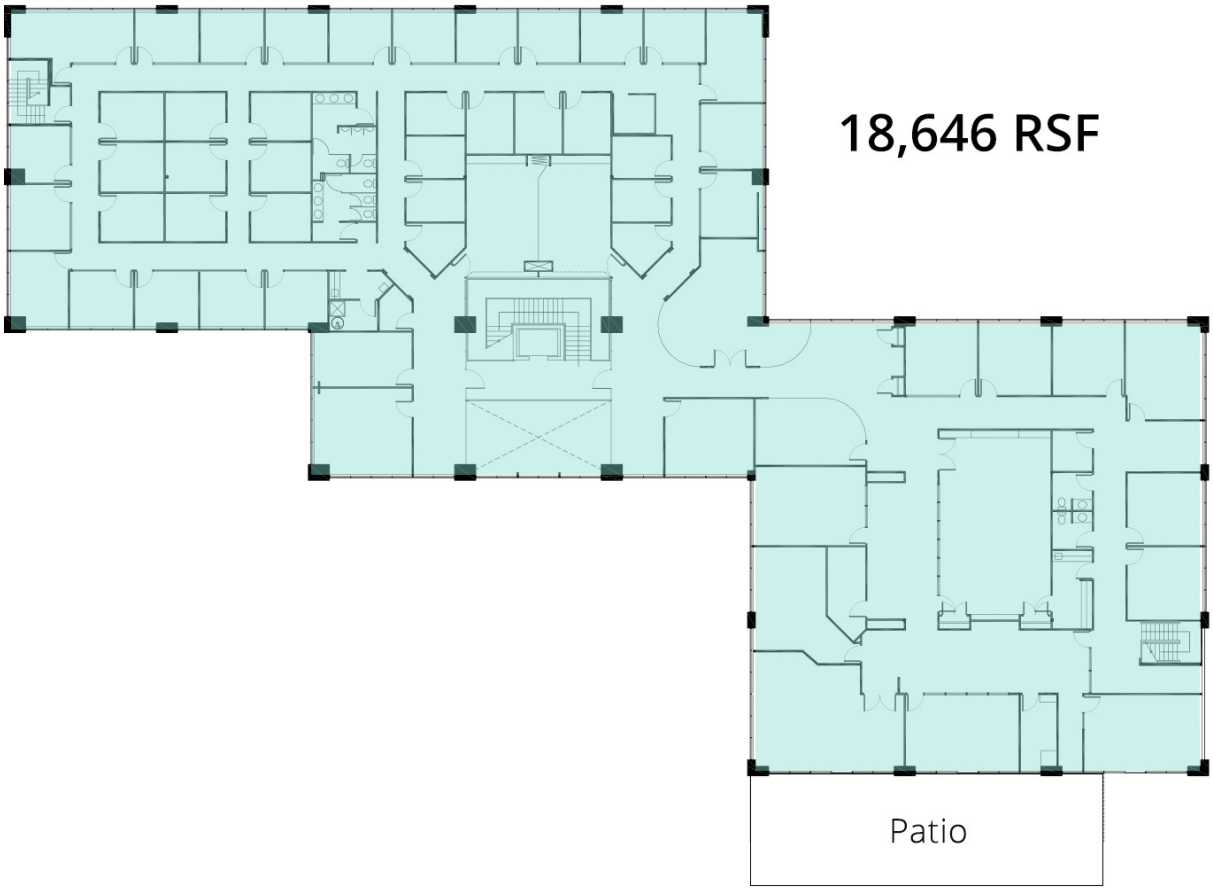
PROPERTY **FLOOR PLAN - 2nd Floor**



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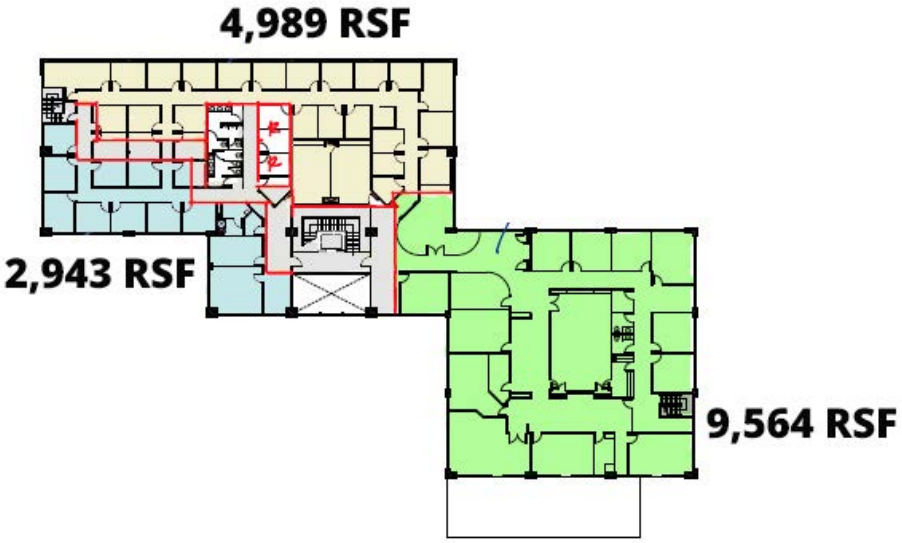
PROPERTY **FLOOR PLAN - DEMISABLE OPTIONS**

Option 1



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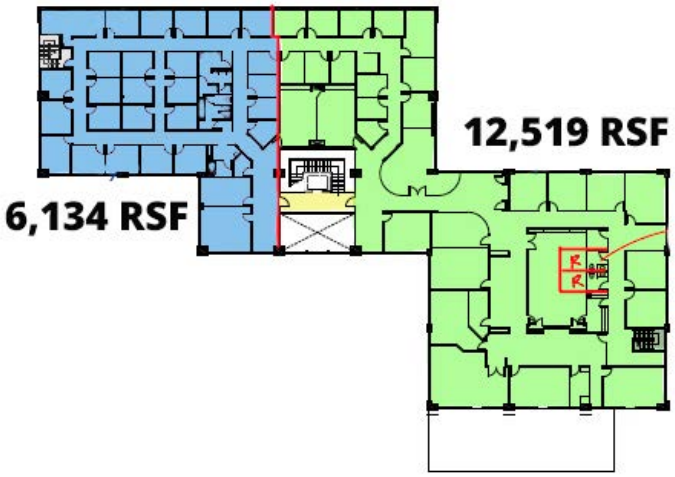
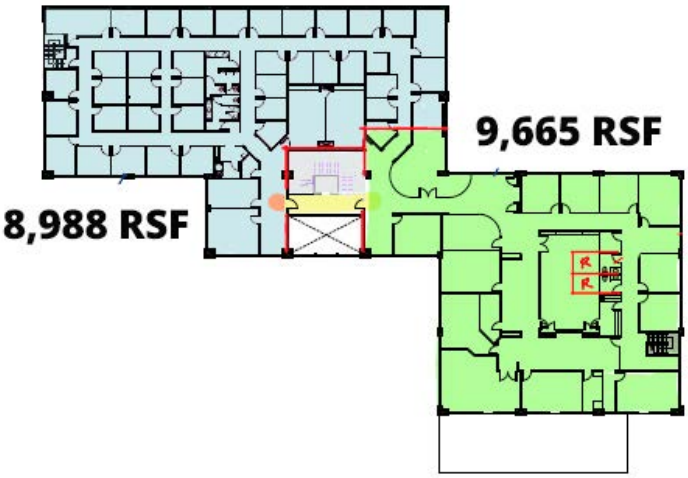


Option 3



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PROPERTY **LOCATION**

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