

OFFICE SPACE FOR LEASE

CENTRAL BOULDER LOCATION

1790 38TH STREET, BOULDER, CO 80301



PROPERTY HIGHLIGHTS

Multiple suites available with a wide mix of floor plans from heavily private office to open work environment. Some of the best views in Boulder! Great window lines with lots of natural light, long time local ownership and management, and on-site showers, are a few of the features. The building is well maintained giving a welcoming and professional image. A convenient central Boulder location with close proximity to Arapahoe Avenue, Foothills Parkway, and the Boulder Creek Bike path make this property convenient for employees to get to and from the office.

- Great natural light
- Near Boulder Creek bike path
- Convenient central Boulder location
- On-site building showers
- No load factor

Suite 101:	2,000 RSF
Suite 105:	3,084 RSF
Suite 205:	1,200 RSF
Suite 301:	2,800 RSF
Suite 305:	1,399 RSF

Available:	Immediately
Lease Rate:	\$18.50/RSF NNN
Expenses:	\$10.58/RSF

CONTACT US

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The Colorado Group, Inc

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Boulder, CO 80301

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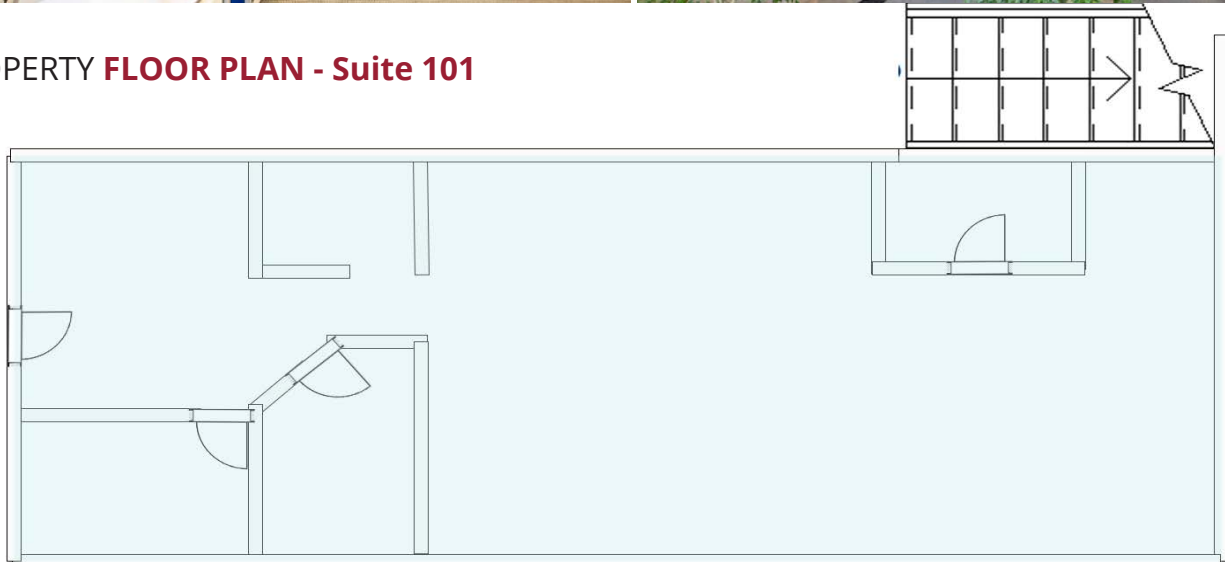
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PROPERTY **PHOTOS**



PROPERTY **FLOOR PLAN** - Suite 101



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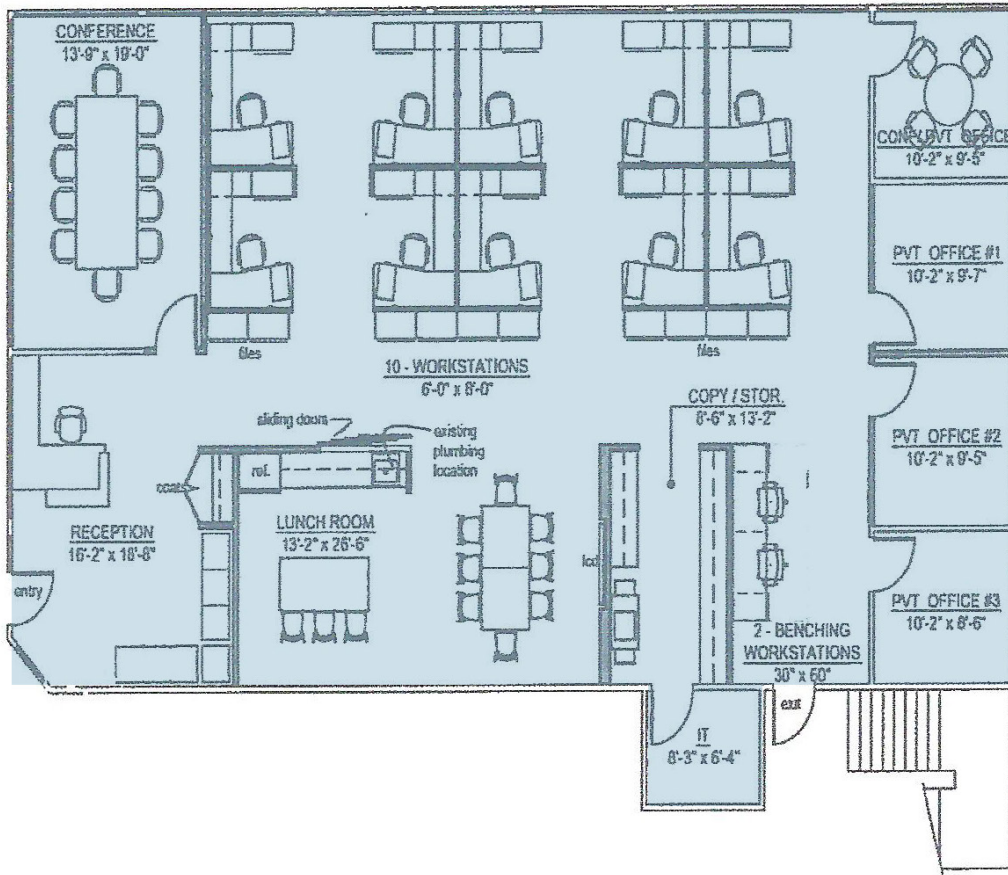
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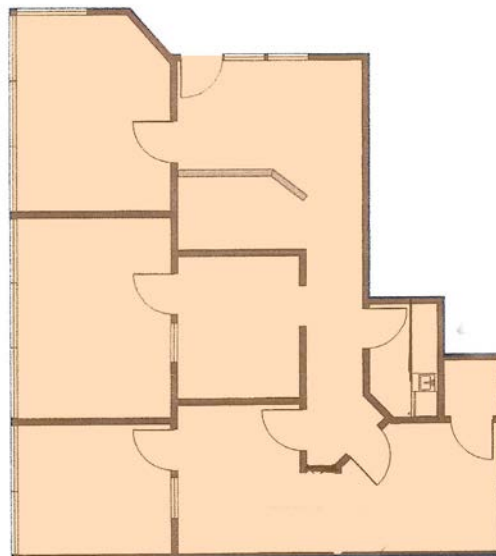
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PROPERTY FLOOR PLAN - Suite 105



PROPERTY FLOOR PLAN - Suite 205



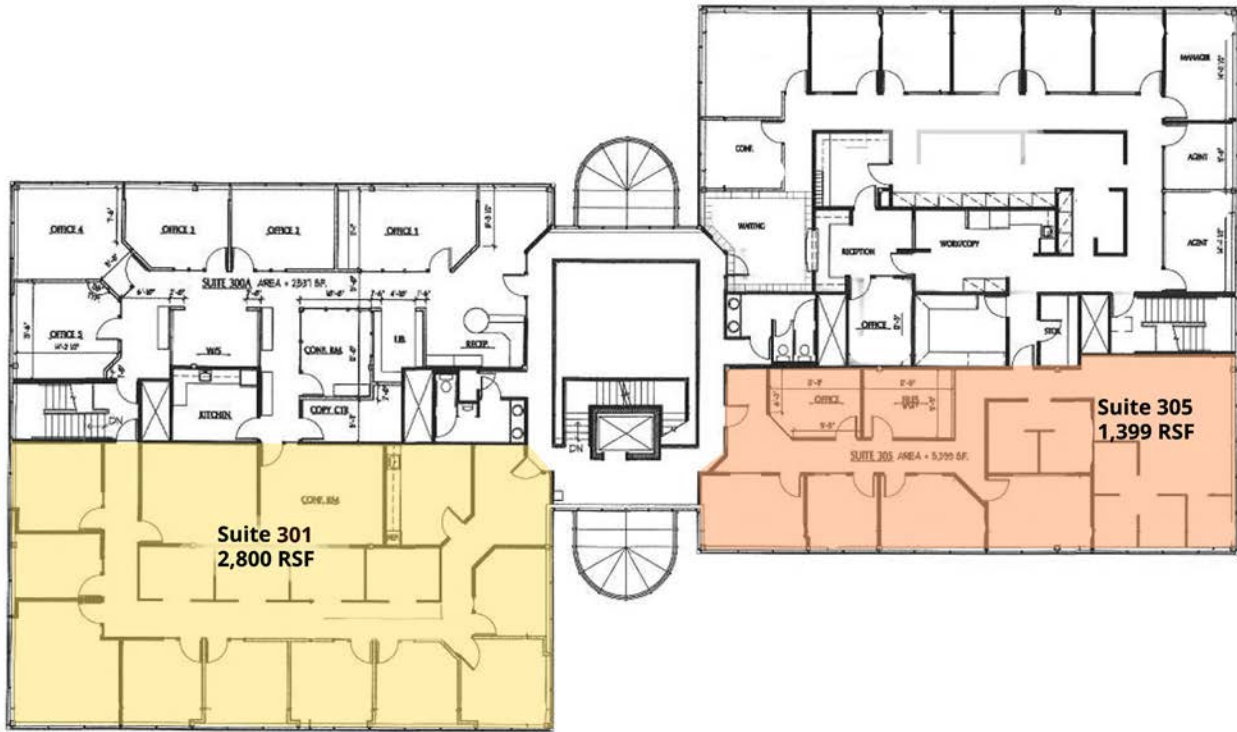
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PROPERTY **FLOOR PLAN - Suites 301 & 305**



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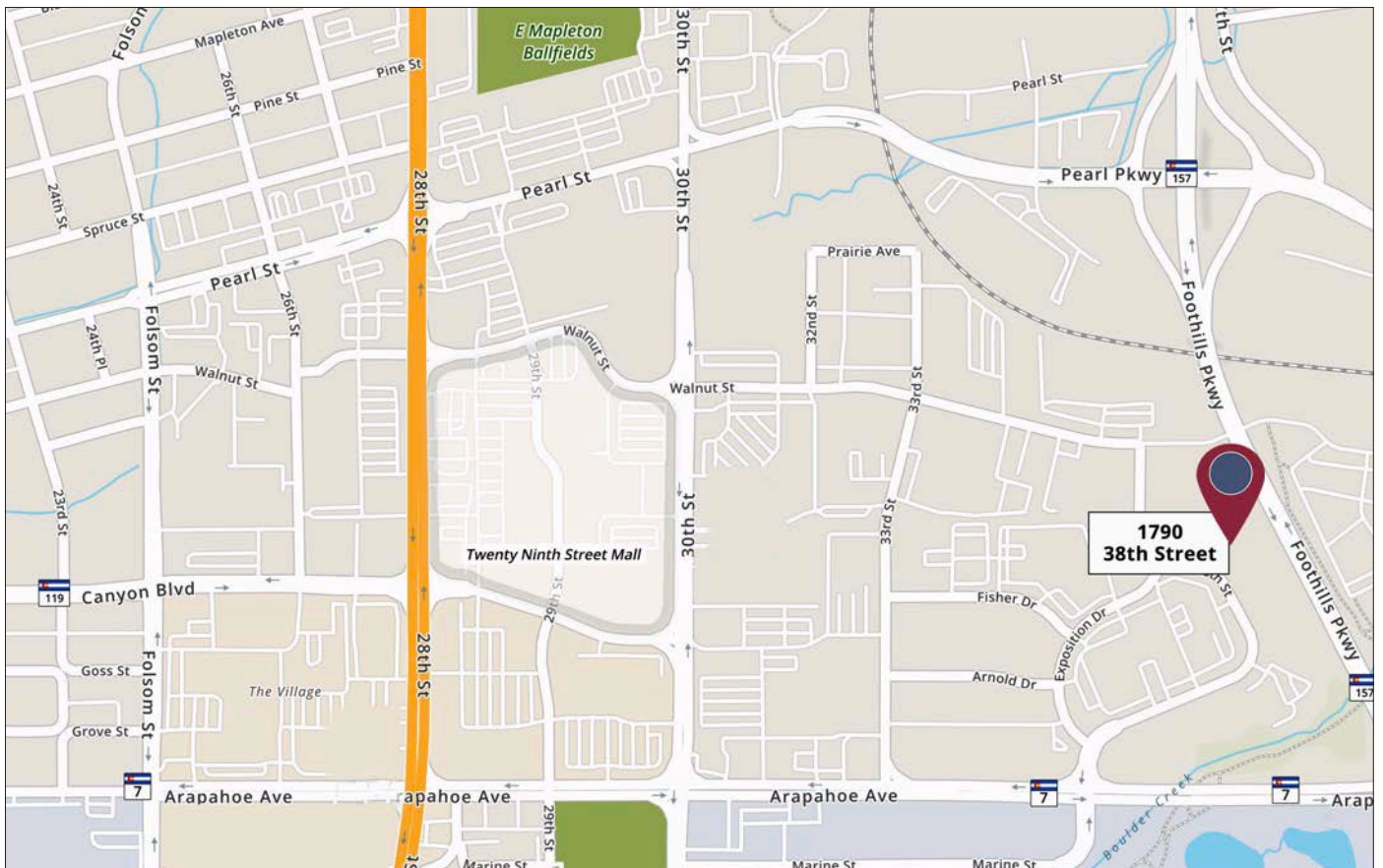
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