



**FIRST YEAR DISCOUNTED RATE OF \$10 NNN!!**



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## **OFFICE SPACE FOR LEASE**

**1700 38TH STREET, SUITE 100  
BOULDER, COLORADO 80301**

Introducing the best deal in Boulder, CO! This centrally located office space offers ample parking and immediate availability. With 4,490 SF, it features 9 private offices (convertible to conference rooms), a server room, kitchen/break room, private bathroom, and a spacious open work area. Benefit from on-site Landlord and management, convenient proximity to CrossFit Roots and Boulder Social, as well as easy access to bike paths, public transit, and the bustling East Arapahoe corridor. Don't miss the first-year discounted rate of \$10 NNN!

**Call us for more information and to set up a tour.**

## TERMS

|                               |                          |
|-------------------------------|--------------------------|
| Suite 100:                    | 4,490 SF                 |
| Year 1 Discounted Lease Rate: | \$10.00 / SF / NNN       |
| Expenses:                     | \$8.50 / RSF (Est. 2023) |
| Parking:                      | 25 On-site               |
| HVAC:                         | New                      |

## PROPERTY FEATURES

- Centrally located office space with abundant parking
- Immediate availability for a 4,490 SF space
- Features 9 private offices (can be used as conference rooms)
- Dedicated server room for efficient operations
- Fully equipped kitchen/break room for employee convenience
- Private bathroom for exclusive use
- Spacious open work area to foster collaboration
- On-site Landlord and management for prompt support
- Close proximity to CrossFit Roots and Boulder Social
- Easy access to bike paths, public transit, and the vibrant East Arapahoe corridor
- New HVAC system for enhanced comfort and efficiency
- Special discounted rate of \$10 NNN for the first year
- Signage available

SUITE 100





*All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.*



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