

FIRST YEAR DISCOUNTED RATE OF \$10 NNN!!



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DEAN CALLAN & COMPANY, INC.

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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

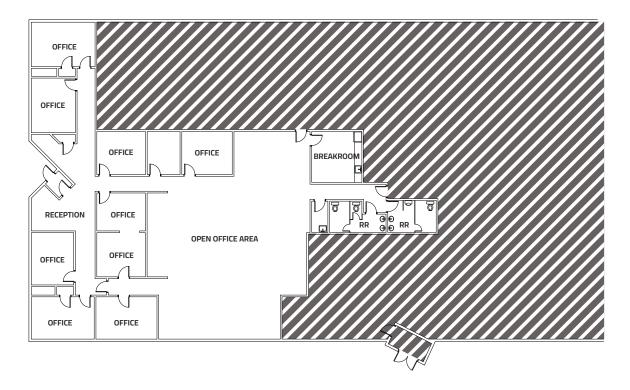
Suite 100:	4,490 SF
Year 1 Discounted Lease Rate:	\$10.00 / SF / NNN
Expenses:	\$8.50 / RSF (Est. 2023)
Parking:	25 On-site
HVAC:	New

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













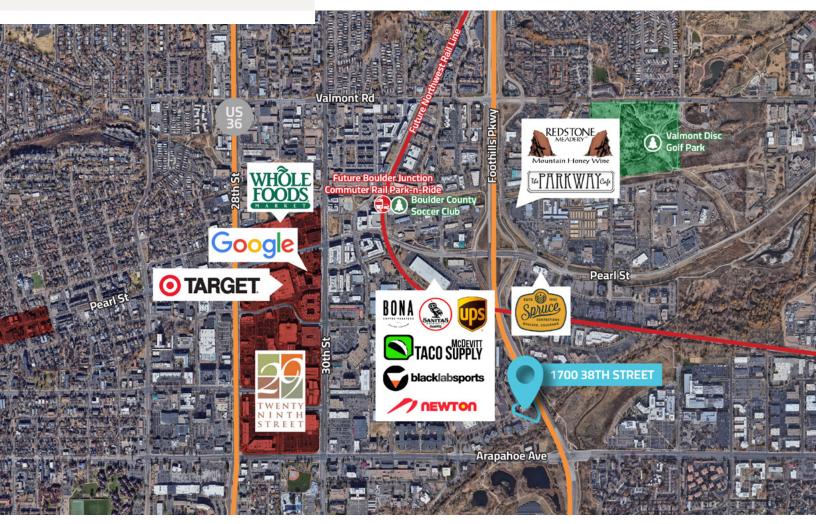
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