



**SUITE 110
BELOW MARKET
LEASE RATE AND FLEXIBLE
LEASE TERMS!**

CENTRAL BOULDER OFFICE SPACE FOR LEASE

1840 FOLSOM STREET
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Excellent opportunity to lease office or medical/dental space. Conveniently located within walking distance of numerous personal services, hotels and shopping. Professional and courteous property management. **Ample on-site parking** with easy access to Downtown Boulder and the 29th Street Mall. Comcast service available.

- Complete building remodel recently completed
- Building has fiber service
- New patio landscaping
- New signage
- New lobby, bathroom, elevator, and common area finishes

Suite 110	1,898 RSF
Suite 210	1,726 RSF
Suite 302	1,757 RSF
Lease Rate	Negotiable
Expenses	\$14.50/RSF
Zoning	BR-1

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. Broker owned property. Licensed in the state of Colorado.

CONTACT US

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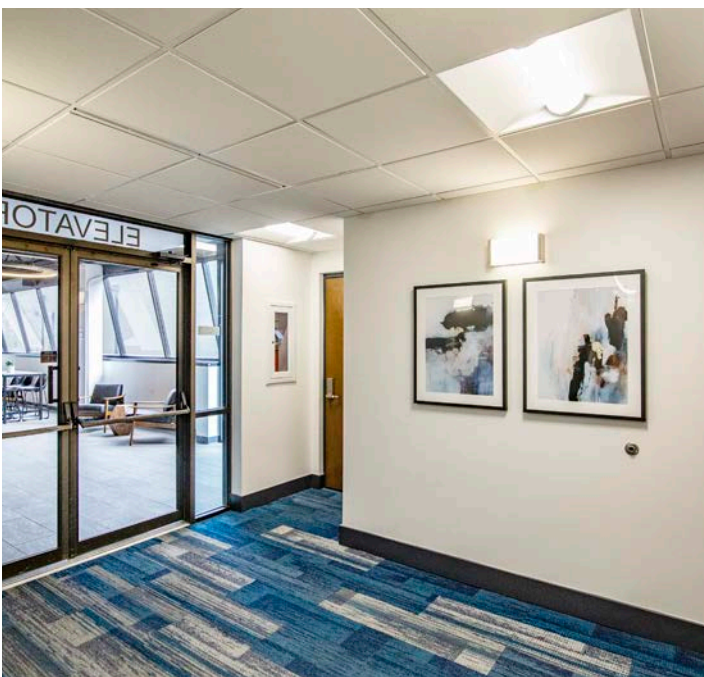
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MEDICAL/OFFICE SPACE FOR LEASE

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PROPERTY PHOTOS



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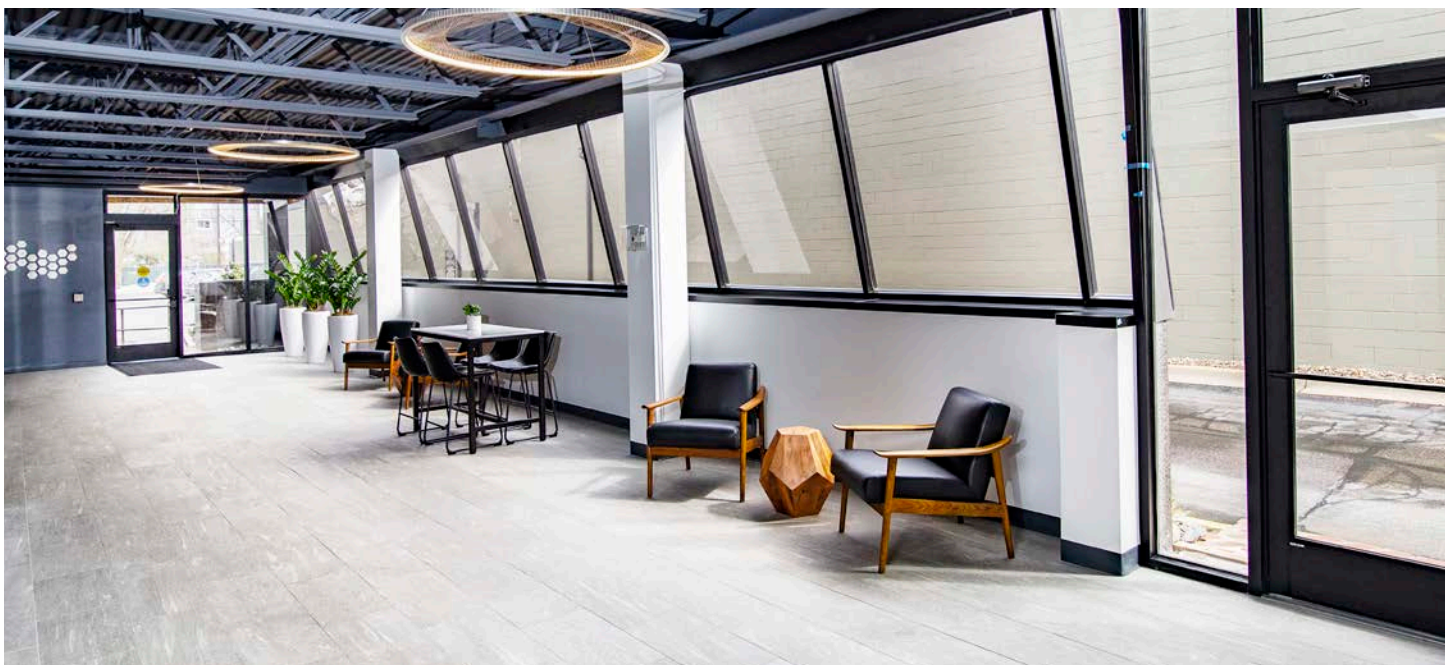
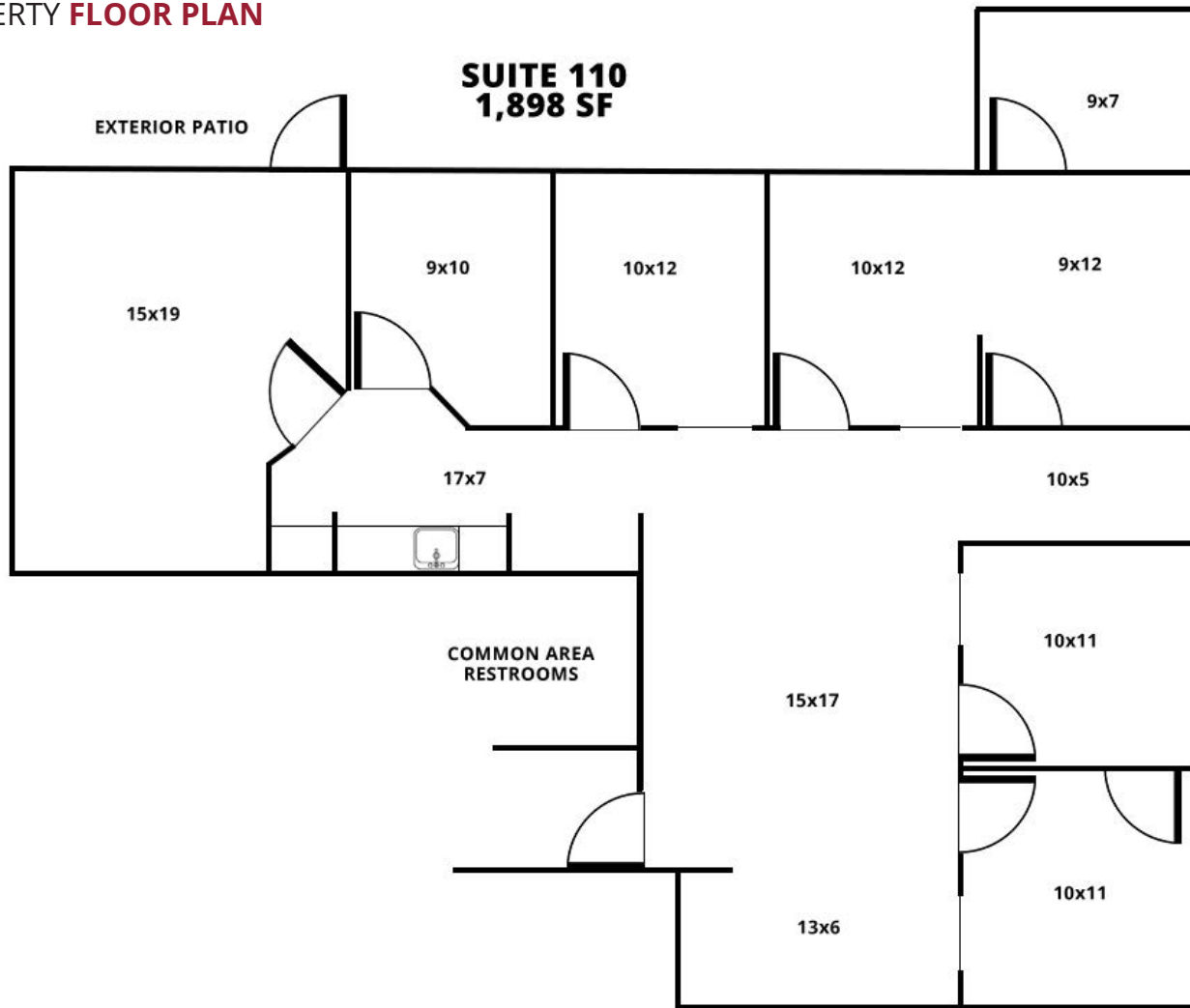
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PROPERTY FLOOR PLAN

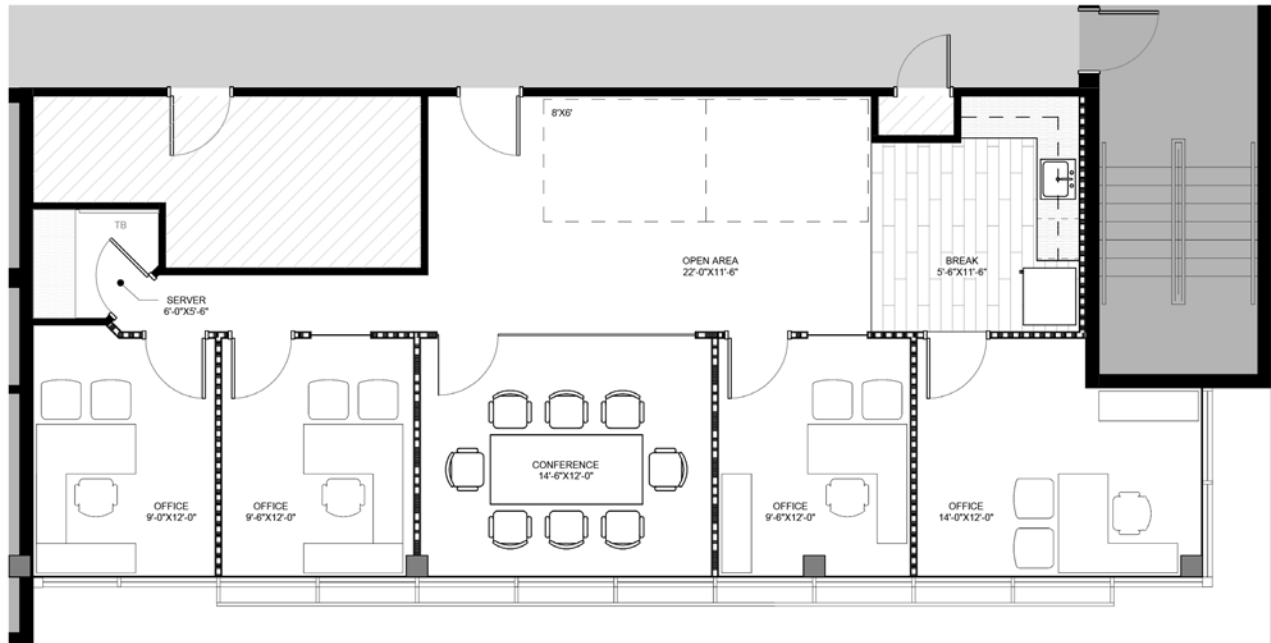


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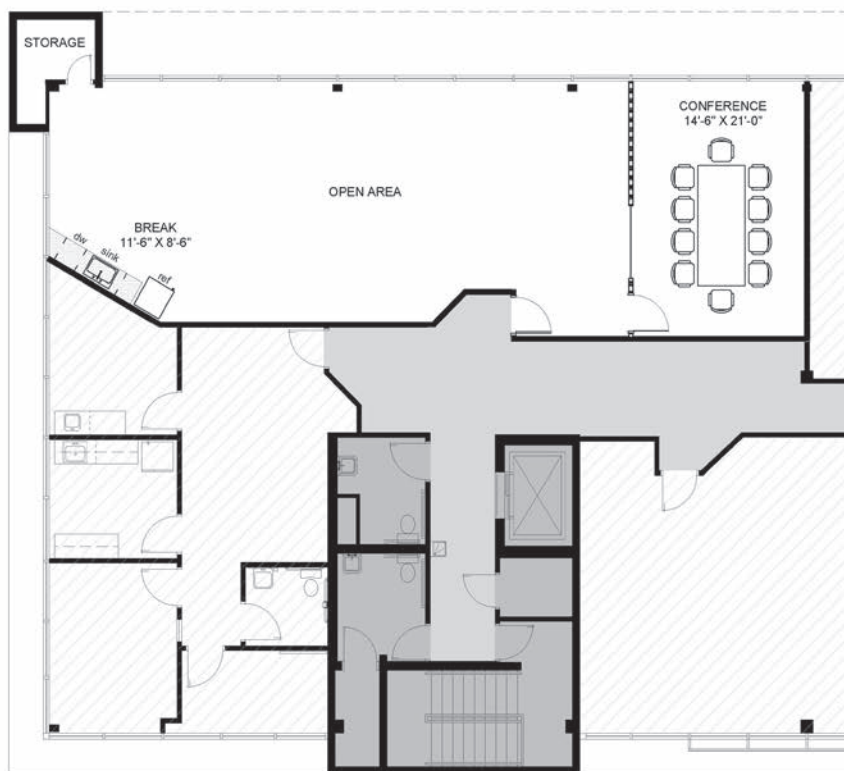
PROPERTY **FLOOR PLAN**

**Suite 210
Concept Plan**



PROPERTY FLOOR PLAN

Suite 302

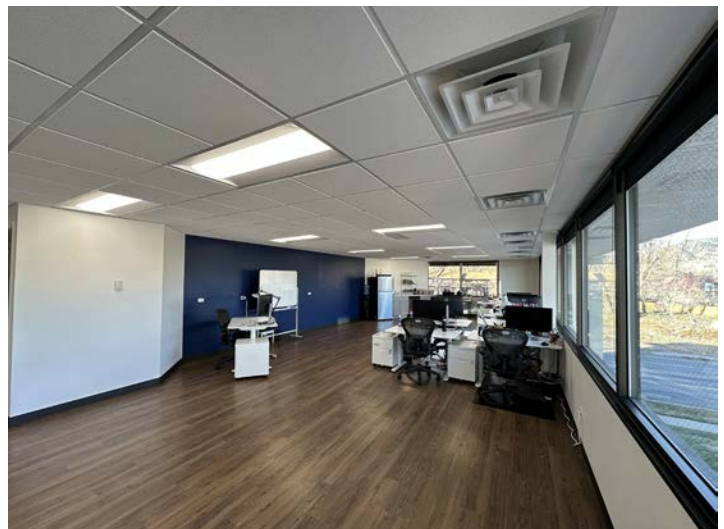
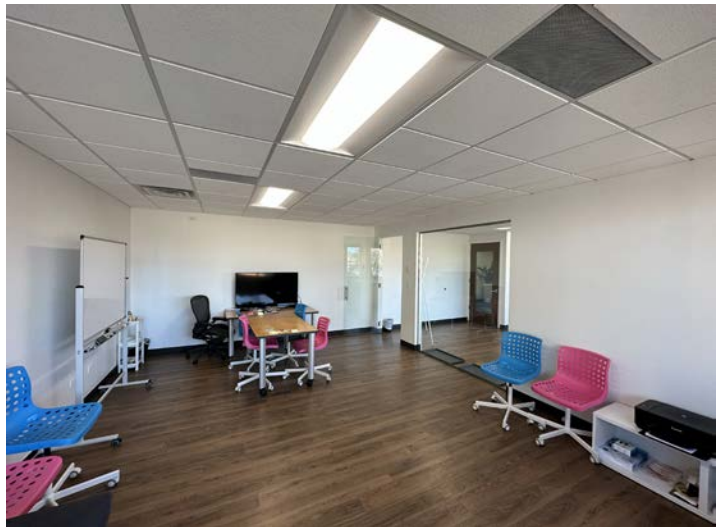


MEDICAL/OFFICE SPACE FOR LEASE

1840 FOLSOM STREET, BOULDER, CO 80301

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PROPERTY PHOTOS - SUITE 302



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PROPERTY LOCATION



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