

1800 38TH STREET, BOULDER, COLORADO

1800

38TH STREET



WHERE WELLNESS AND SCIENCE COME TOGETHER



EMPOWERING WELLNESS & SCIENCE

LIFE SCIENCE SPACE FOR LEASE

For researchers committed to excellence in science, 1800 38th Street offers a fully modernized, thoughtfully renovated facility in the thriving, in-demand community of Boulder. With unbeatable ease of access for tenants and clients alike, and a host of amenities designed to elevate the lab space as a workplace, 1800 38th Street is a nurturing environment for innovators.

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PROPERTY HIGHLIGHTS


- Ideal for life science and lab users
- Biosafety Level 1 lab
- Single or multi-tenant opportunities
- Renovation completion Q3 2024
- 17.5K SF with the ability to add another 9,500 for a total of 27,000 SF
- 2 Floors
- Parking Ratio: 4.11/1,000 SF

AMENITIES & PERKS

Enhance tenant wellbeing, convenience, and engagement with 1800 38th Street's numerous onsite amenities.

 BIKE STORAGE/
E-BIKE CHARGING

 SHARED CONFERENCE
ROOM

 BREAK & KITCHEN
AREA



 NURSING/WELLNESS
ROOM

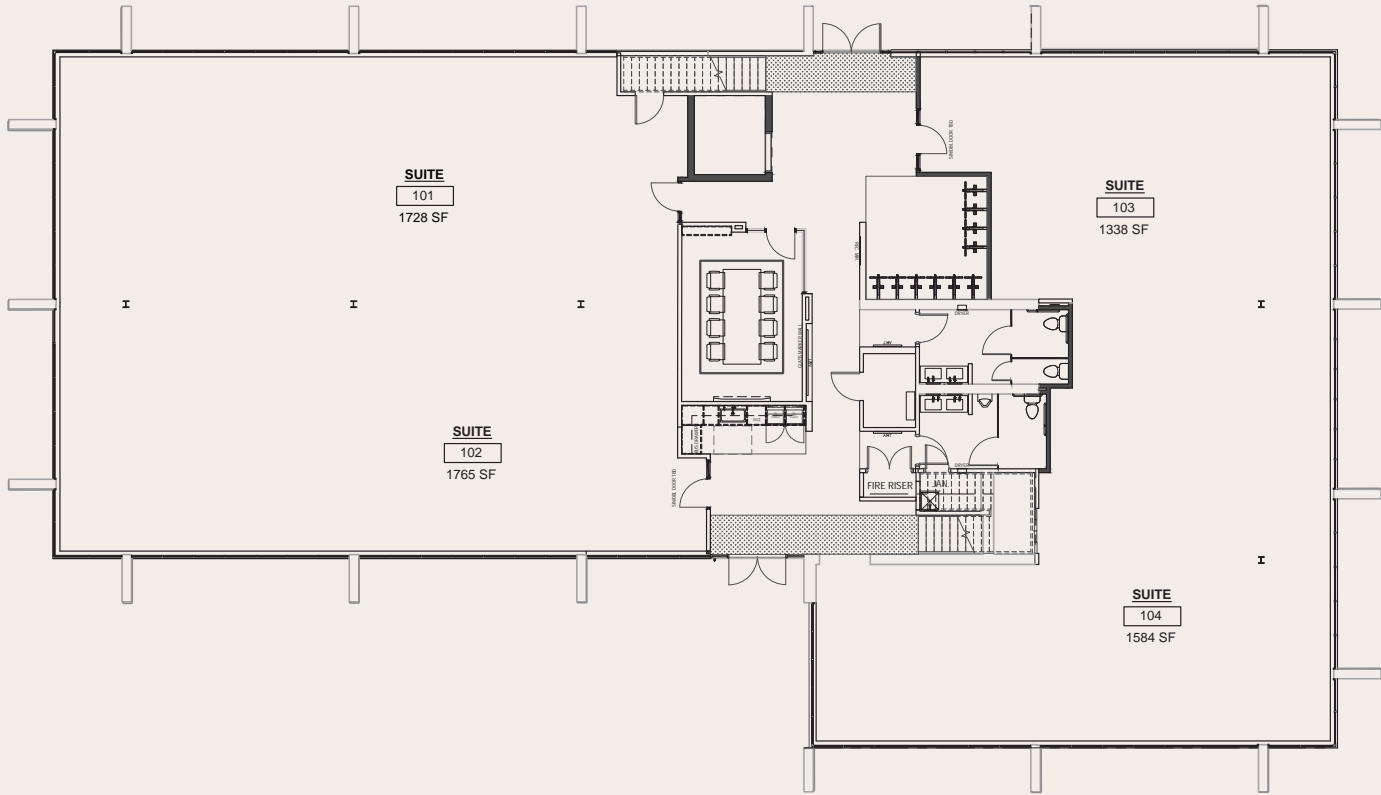
 UPDATED LANDSCAPING
& TERRACE

 SHOWERS & LOCKERS

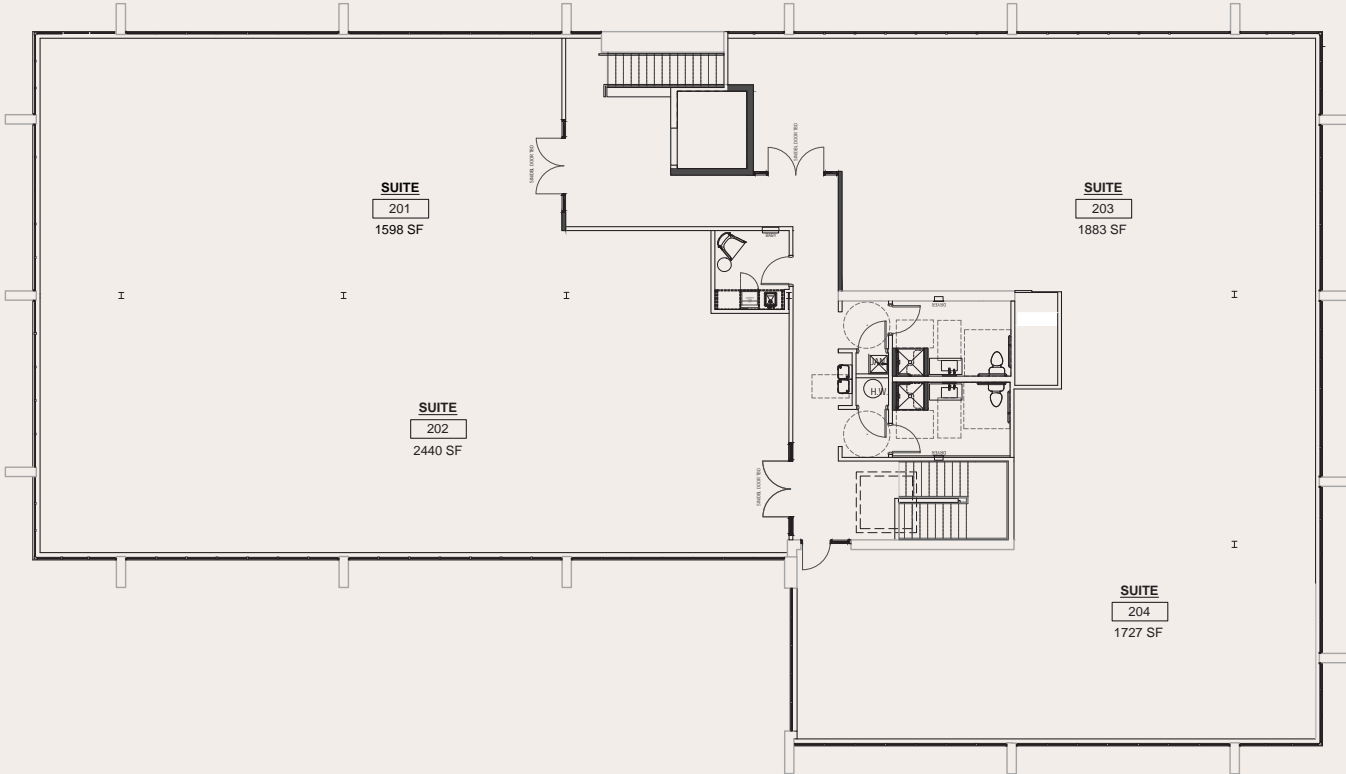


FLOOR PLANS

LEVEL 1



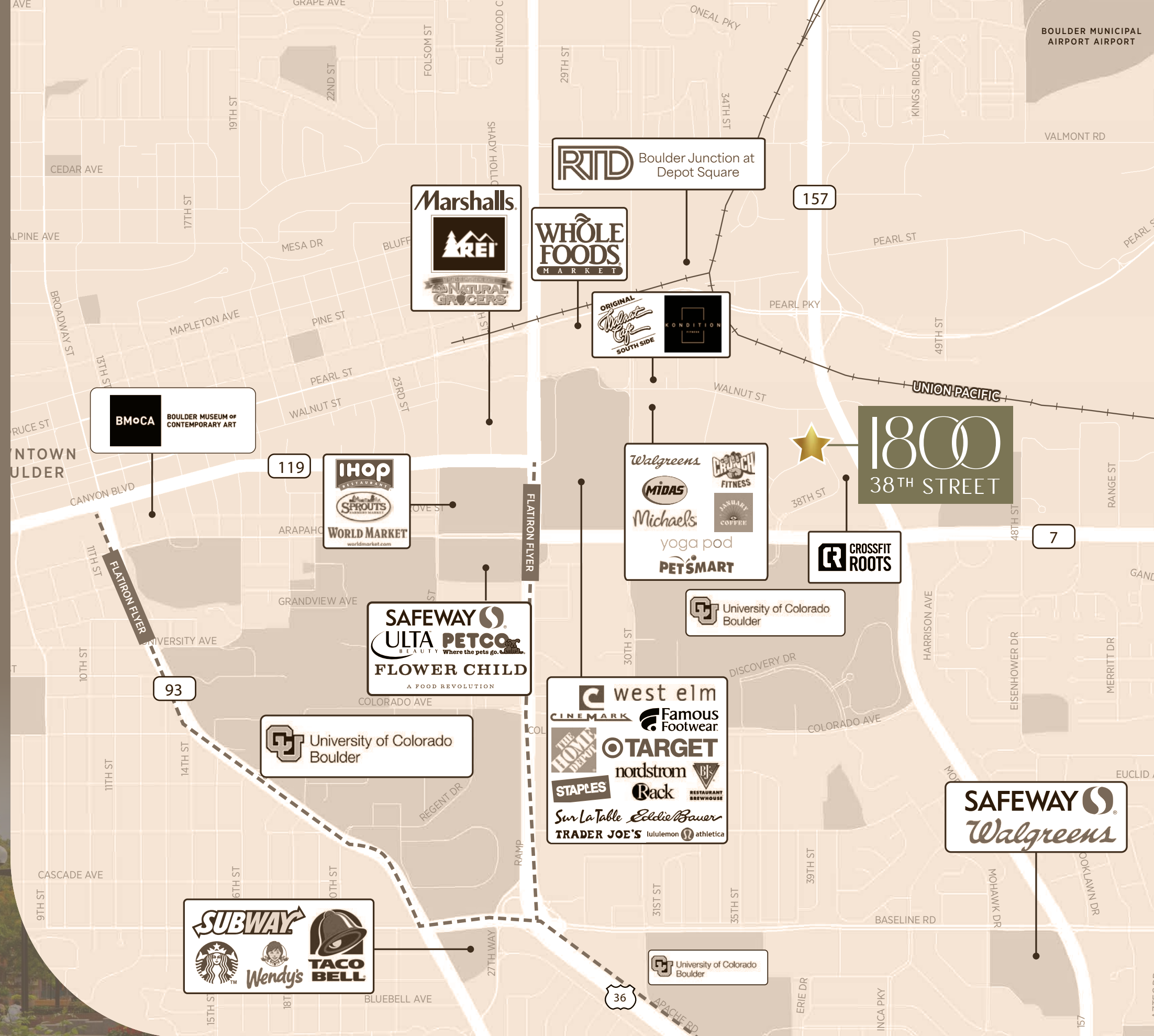
LEVEL 2



A LOCATION FULL OF ADVANTAGES

The best of Boulder's food scene, retail, and entertainment is within easy access of 1800 38th Street. Commuters enjoy quick highway & mass transit access as well as bike-friendly accommodations.

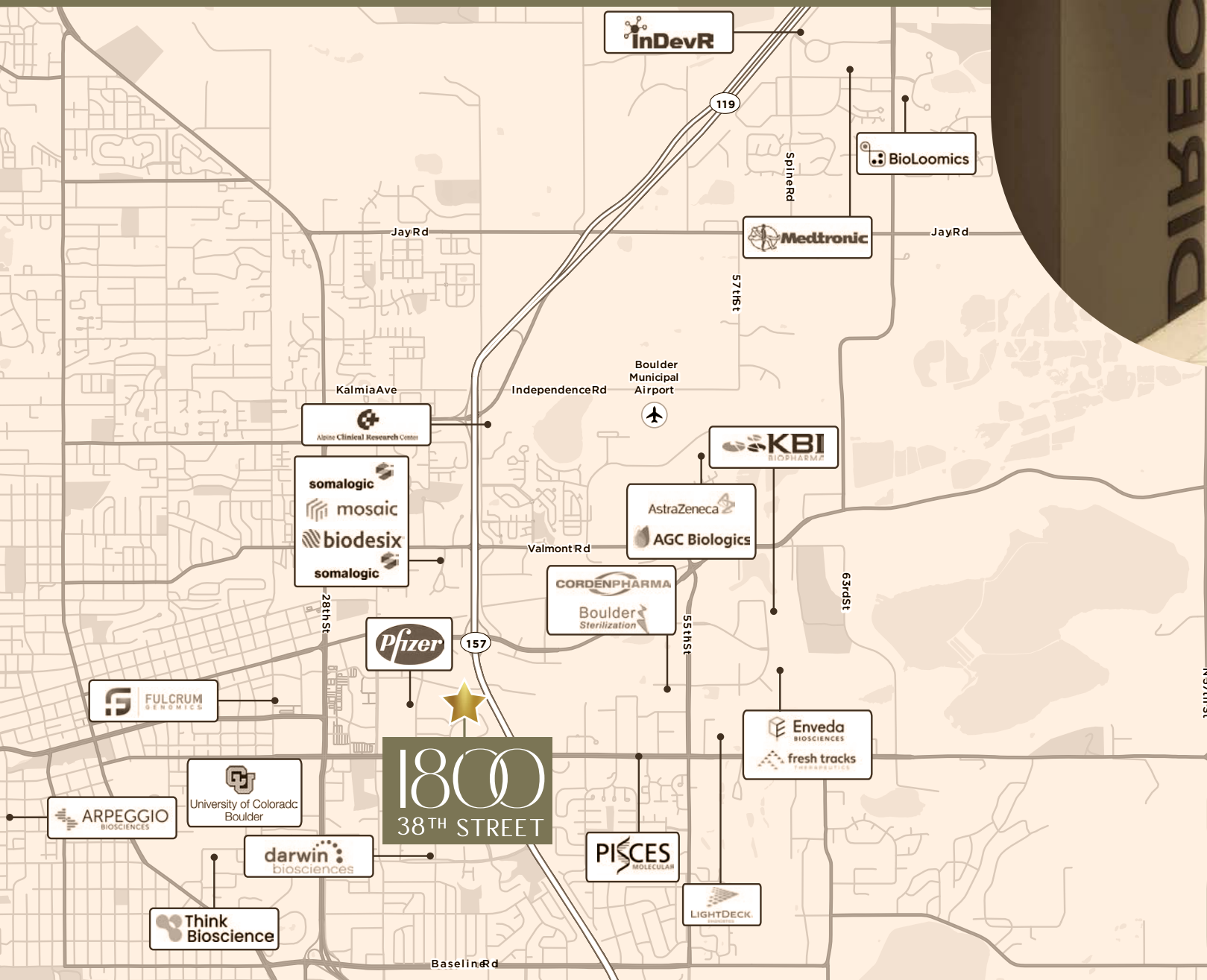
- Less than 10 minutes to Pearl Street Mall
- Excellent visibility from Foothills Parkway (48,000 cars per day)
- Monument signage available with amazing visibility from Foothills Parkway by 48,000 cars per day
- 1 Mile away from the Boulder Junction Depot Square RTD Station with future service to Longmont, Louisville, Lafayette, DIA and local service
- BCycle (bikeshare) station in walking distance
- 3 minutes to Foothills Pkwy
- Immediate access to Arapahoe Ave
- Views of the Flatirons (from top floor)



LIFE SCIENCE COMMUNITY

LOCATE YOUR BUSINESS IN THE HEART OF BOULDER - HOME TO WORLD-CLASS RESEARCH INSTITUTIONS AND UNIVERSITIES WITH UNPARALLEL ACCESS TO A HIGHLY EDUCATED WORKFORCE.

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BY THE NUMBERS

#8TH
Top life science
innovation community
IN THE COUNTRY

31.4%
Life Sciences
Employment
**10 YEAR GROWTH
RATE**

82.4%
College education
or higher
WITHIN 5 MILES

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