1800 38TH STREET, BOULDER, COLORADO





# WHERE WELLNESS AND CARE COME TOGETHER





### EMPOWERING WELLNESS & CAREGIVING

#### MEDICAL OFFICE SPACE FOR LEASE

For providers and practitioners committed to excellence in healthcare, 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 patients alike, and a host of amenities designed to elevate the medical office as a workplace, 1800 38th Street is a nurturing environment for healthcare practitioners and their patients.



- Ideal for medical office users
- Option for lab space on ground floor (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



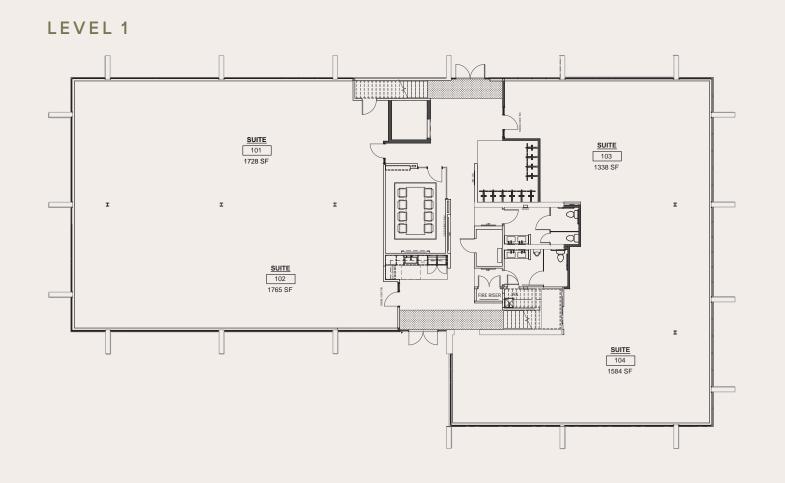
UPDATED LANDSCAPING & TERRACE

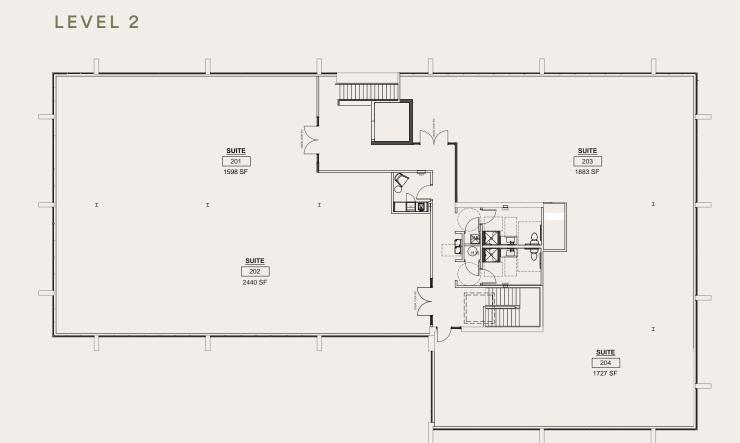


SHOWERS & LOCKERS



### FLOOR PLANS



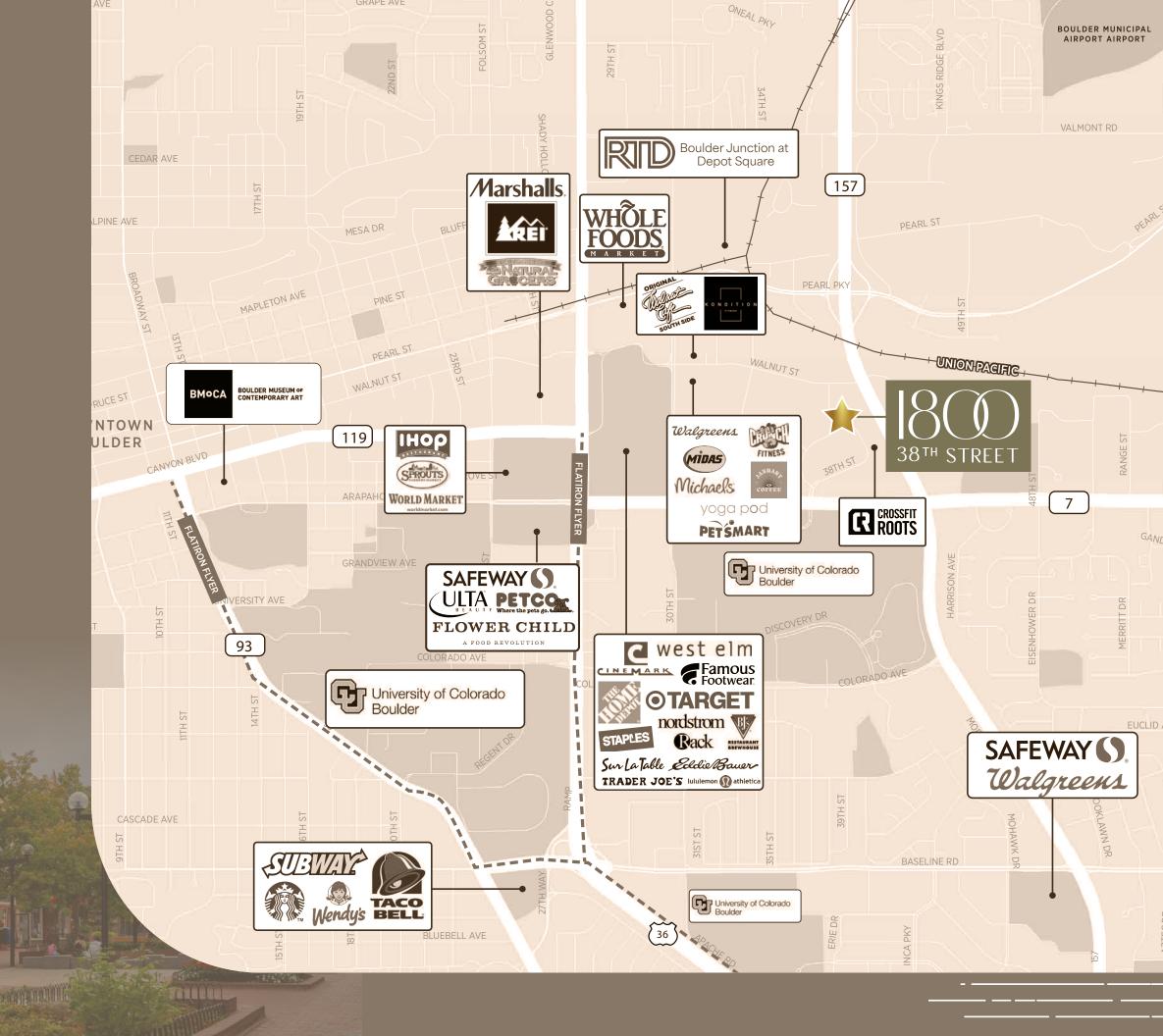




# A LOCATION FULL OF ADVANTAGES

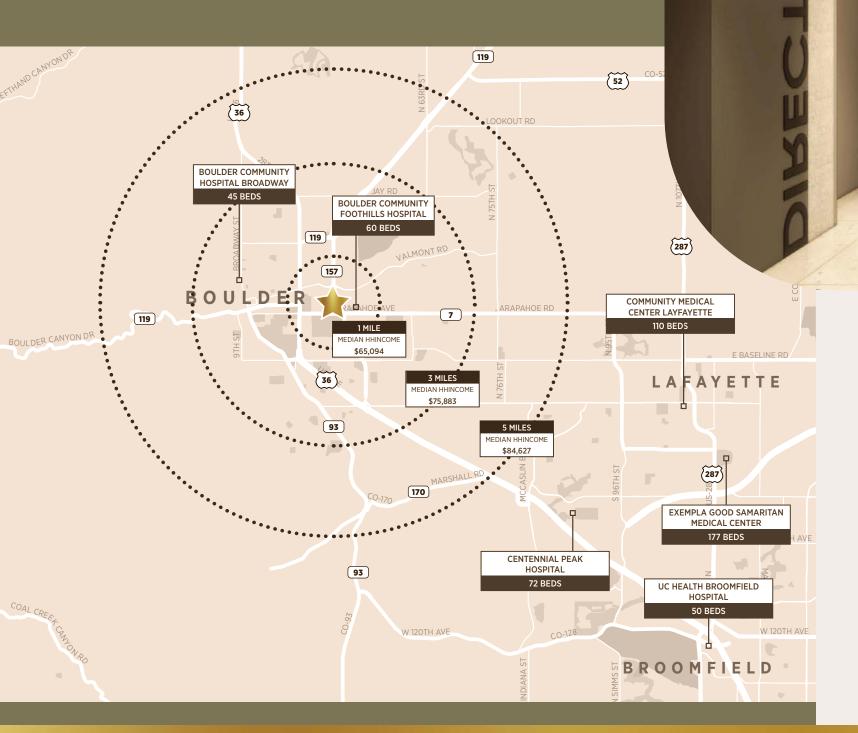
The best of Boulder's food scene, retail, and entertainment is within easy access of 1800 38th Street. Commuters enjoy quick highway & mass transit access as well as bike-friendly accommodations.

- 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)



# HEALTH SYSTEMS & DEMOGRAPHICS

BUILD YOUR PRACTICE IN CLOSE PROXIMITY TO NUMEROUS REGIONAL MEDICAL CENTERS AND A LARGE, AFFLUENT POPULATION WITHIN 10 MILES.



BY THE NUMBERS

125,943

Population

WITHIN 5 MILES

\$8,802

Annual healthcare spending per person

WITHIN 5 MILES

82.4%

College education or higher

WITHIN 5 MILES

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