

1800 38TH STREET, BOULDER, COLORADO

1800

38TH STREET



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.

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PROPERTY HIGHLIGHTS


- Ideal for medical office users
- Option for lab space on ground floor (Biosafety Level 1 lab)
- Single or multi-tenant opportunities
- Lot size: 1.28 Acres
- 17.5K SF with the ability to add another 9,500 for a total of 27,000 SF
- 2 Floors
- Parking Ratio: 4.10/1,000 SF (70 surface spaces)

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

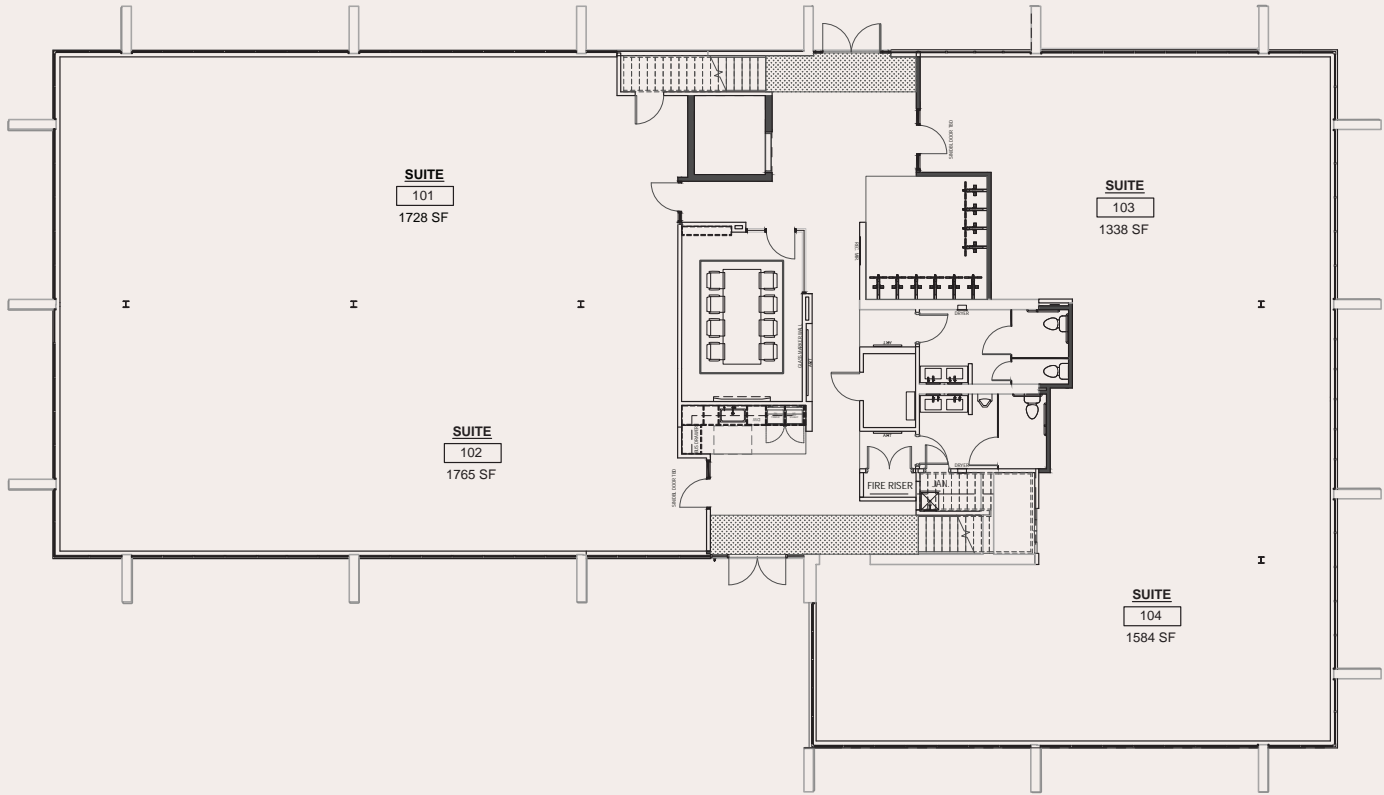
 UPDATED LANDSCAPING
& TERRACE

 SHOWERS & LOCKERS

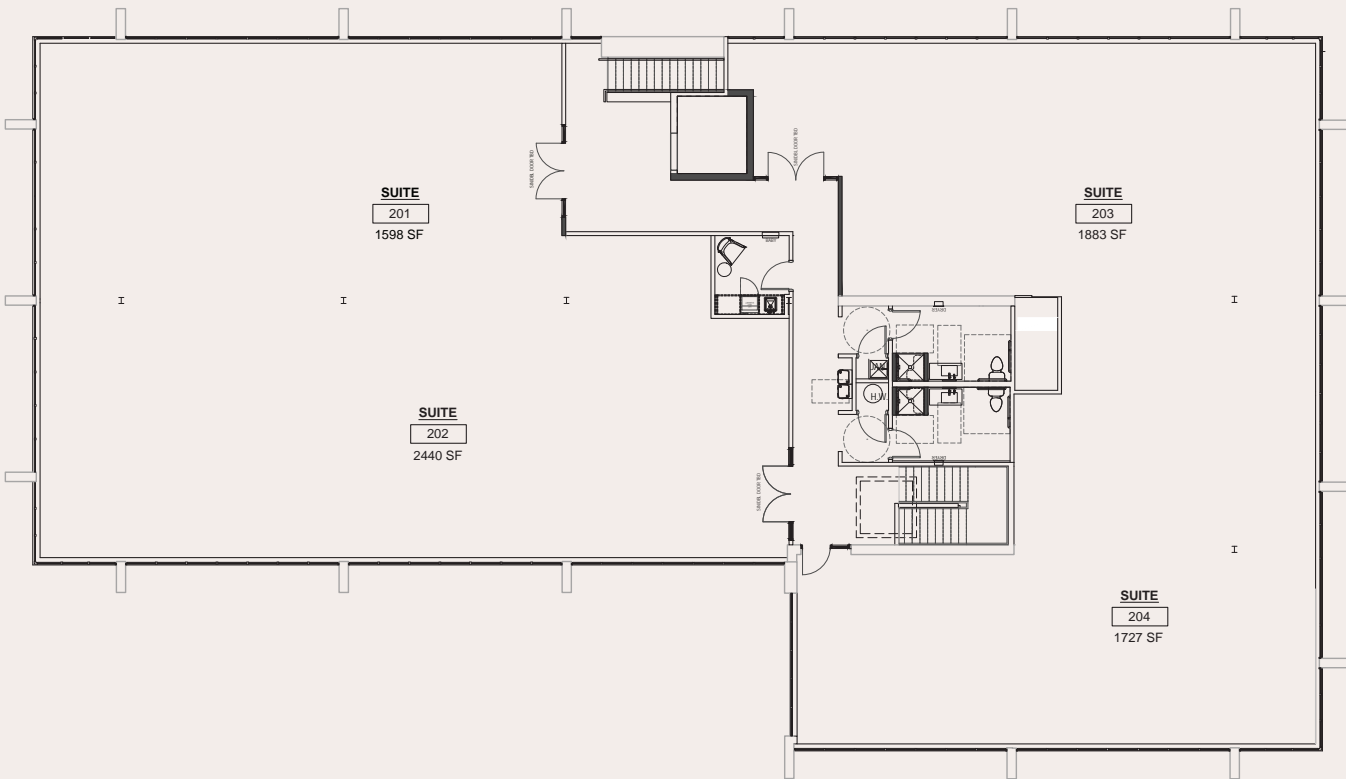


FLOOR PLANS

LEVEL 1



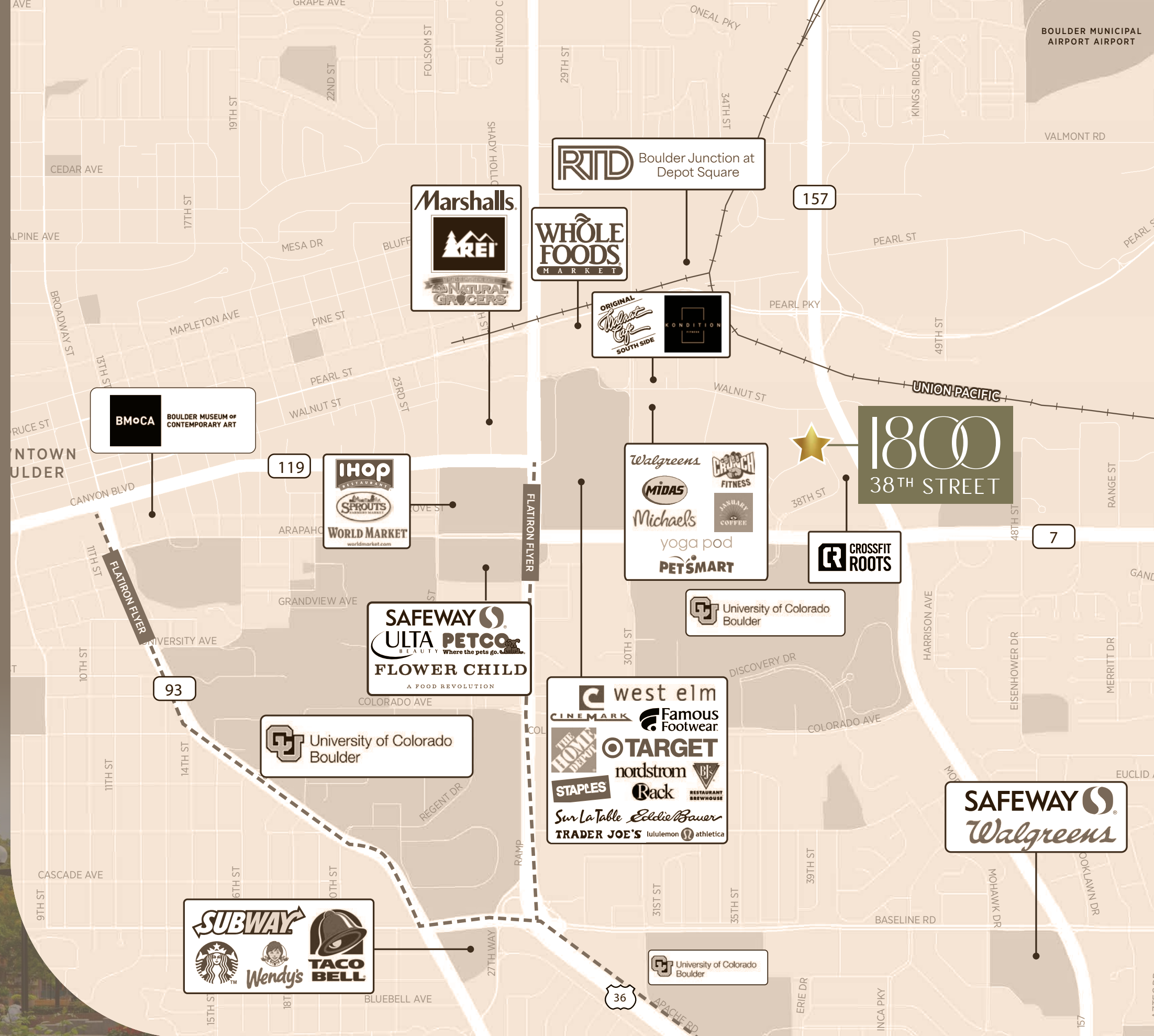
LEVEL 2



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.

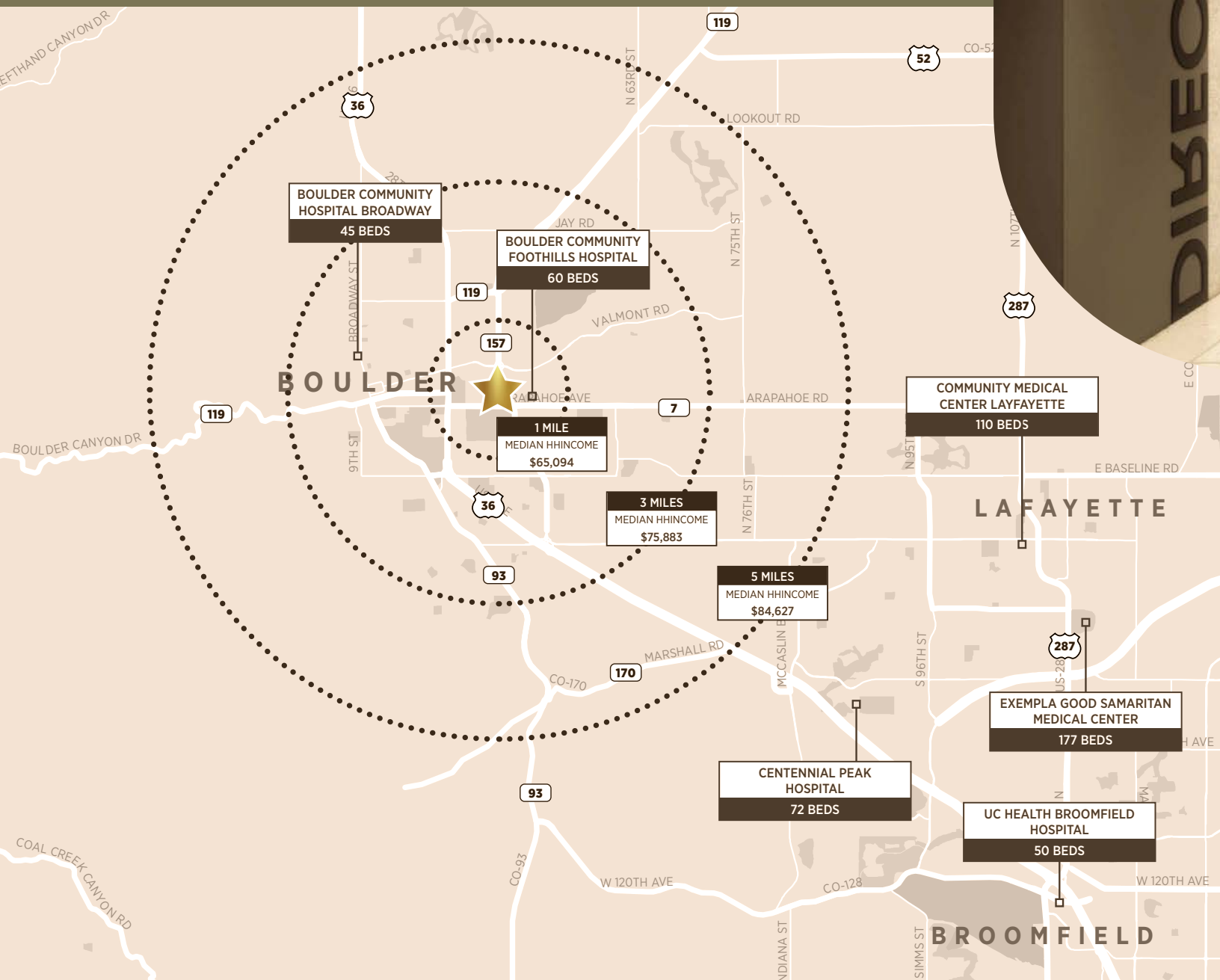
- Less than 12 minutes to Pearl Street Mall via bicycle
- Excellent visibility from Foothills Parkway (48,000 cars per day)
- Monument signage available with amazing visibility from Foothills Parkway by 48,000 cars per day
- 1 Mile away from the Boulder Junction Depot Square RTD Station with future service to Longmont, Louisville, Lafayette, DIA and local service
- BCycle (bikeshare) station in walking distance
- 3 minutes to Foothills Pkwy
- Immediate access to Arapahoe Ave
- Outstanding 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.

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BY THE NUMBERS

<p>125,943</p> <p>Population</p> <p>WITHIN 5 MILES</p>	<p>\$8,802</p> <p>Annual healthcare spending per person</p> <p>WITHIN 5 MILES</p>	<p>82.4%</p> <p>College education or higher</p> <p>WITHIN 5 MILES</p>
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