1800 38TH STREET, BOULDER, COLORADO

BO 38th Street

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WHERE WELLNESS AND SCIENCE COME TOGETHER

CUSHMAN & WAKEFIELD

CONSCIENCE BAY

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.



PROPERTY HIGHLIGHTS

22

- 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



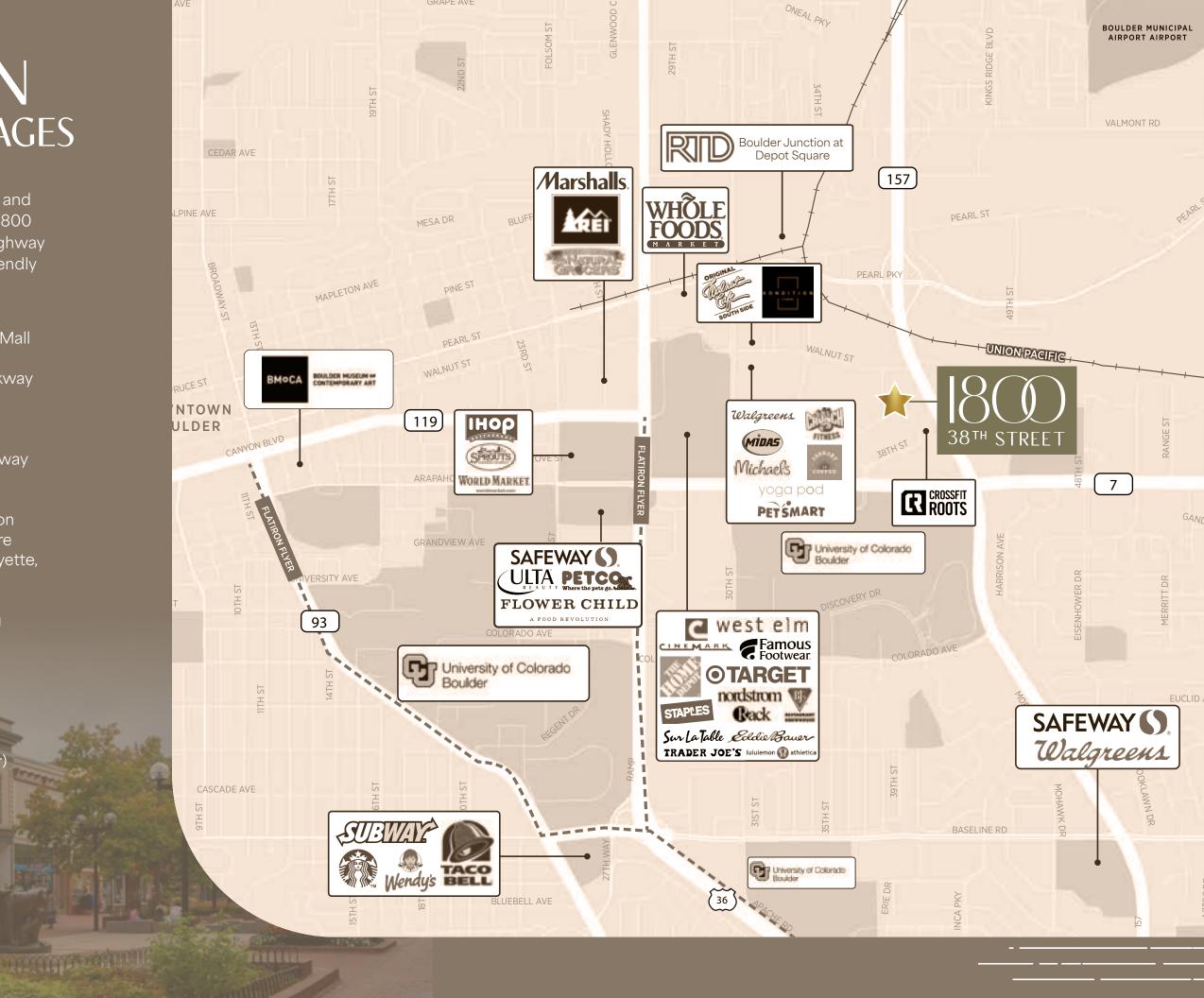
SHOWERS & LOCKERS



A LOCATION FULL OF ADVANTAGES

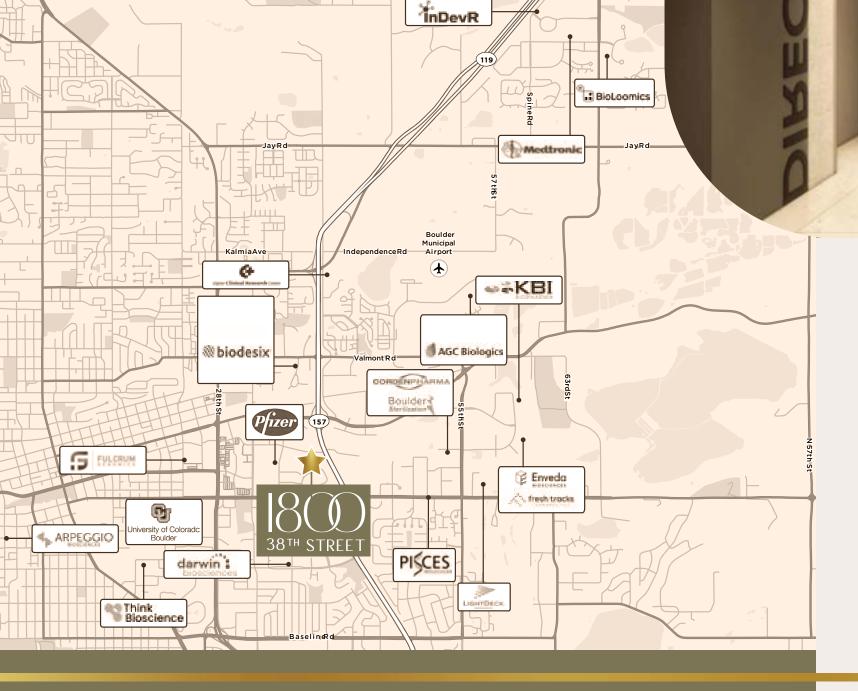
The best of Boulder's food scene, retail, and entertainment is within easy access of 1800 38th Street. Commuters enjoy quick highway & mass transit access as well as bike-friendly accommodations.

- 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.



BY THE NUMBERS

Top life science nnovation community

#8TH

IN THE COUNTRY

) Life Em

10 YEAR GROWTH RATE

31.4%

Life Sciences Employment



38тн

STR

College education or higher

WITHIN 5 MILES

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BO 38th Street

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