



UNIQUE OWNER USER OPPORTUNITY FOR SALE

3775 Iris Ave., Boulder, CO 80301

Discover your next workspace in this beautifully designed office building featuring an abundance of natural light, operable windows, and striking vaulted ceilings. This inviting environment offers a unique combination of functionality and charm, ideal for fostering creativity and productivity. Nestled in a serene park-like setting on Iris Avenue, just south of the Diagonal Highway, this property provides the perfect balance of tranquility and accessibility. A newly constructed pedestrian and bike path lines the north side of the building, making commuting easier and more enjoyable. The location also boasts excellent public transportation options, with RTD stops at 34th/Diagonal Highway and regional bus access at 47th Street/Diagonal/Foothills Highway just a short walk away.



WELL BELOW REPLACEMENT COST

PROPERTY OVERVIEW

SALE PRICE	\$3,600,000 (\$277/SF)
BUILDING SIZE	13,000 RSF
AVAILABLE SF	7,877 RSF
PARKING	1:300 RSF
ZONING	RH4 PUD (Office Use Allowed) See broker.

AVAILABLE SUITES

SUITE 1A	1,127 RSF* avail.
SUITE 1B	1,754 RSF* avail. 12/1/2026
SUITE 3B	1,300 RSF* avail.
SUITE 5	2,800 RSF* avail. 1/1/2027
SUITE 6	896 RSF* avail.

**Source- Seller*

FOR MORE INFORMATION:

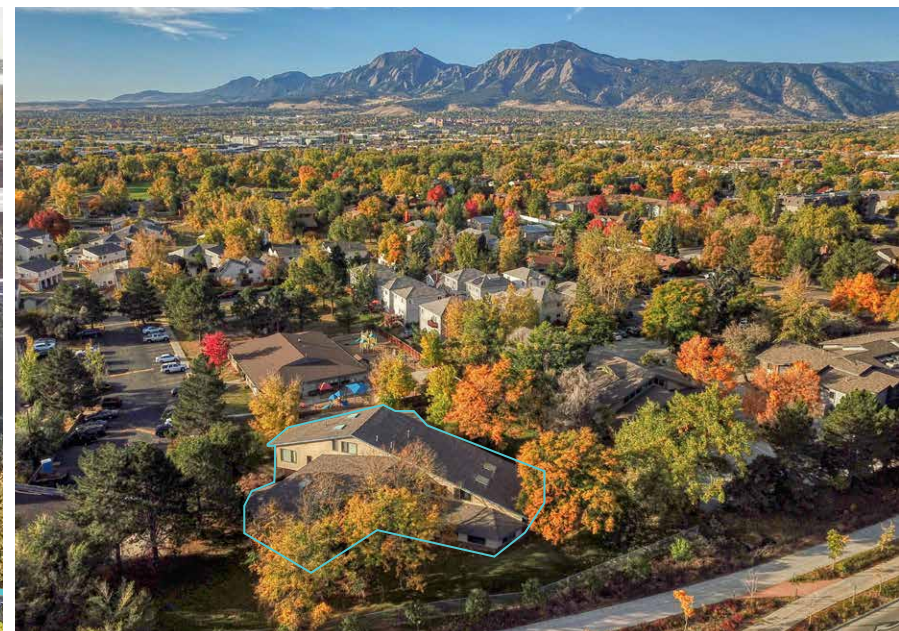
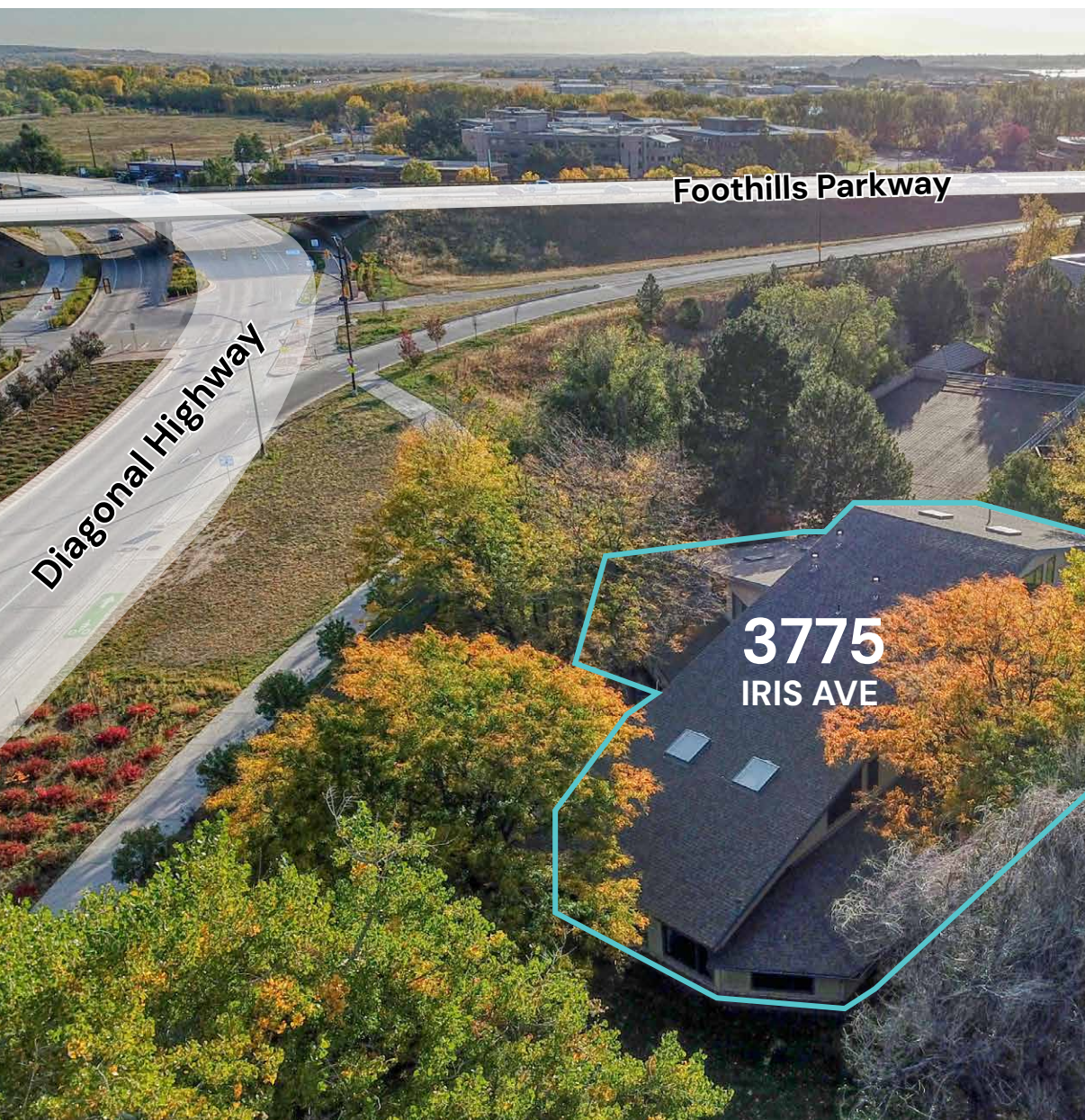
Audrey W. Berne, Principal / Senior Broker
303.449.2131 ext 121 | ab@coloradogroup.com

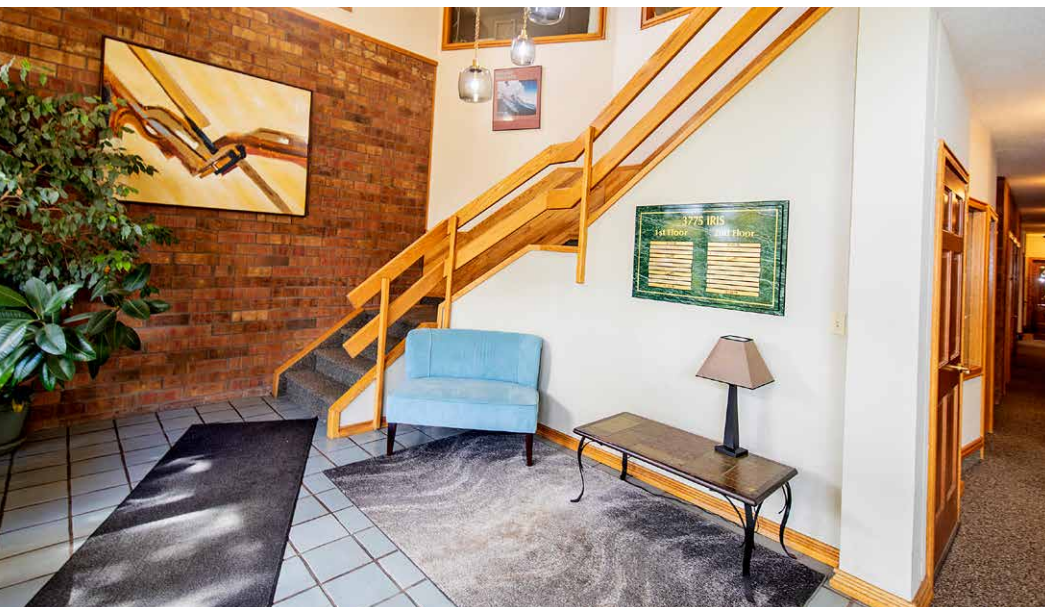
Maureen Espinoza, J.D., Principal / Broker Associate
303.449.2131 ext 123 | maureen@coloradogroup.com

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303.449.2131 | coloradogroup.com

© 2026 The Colorado Group, Inc. The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed by The Colorado Group, Inc. Licensed in the State of Colorado.

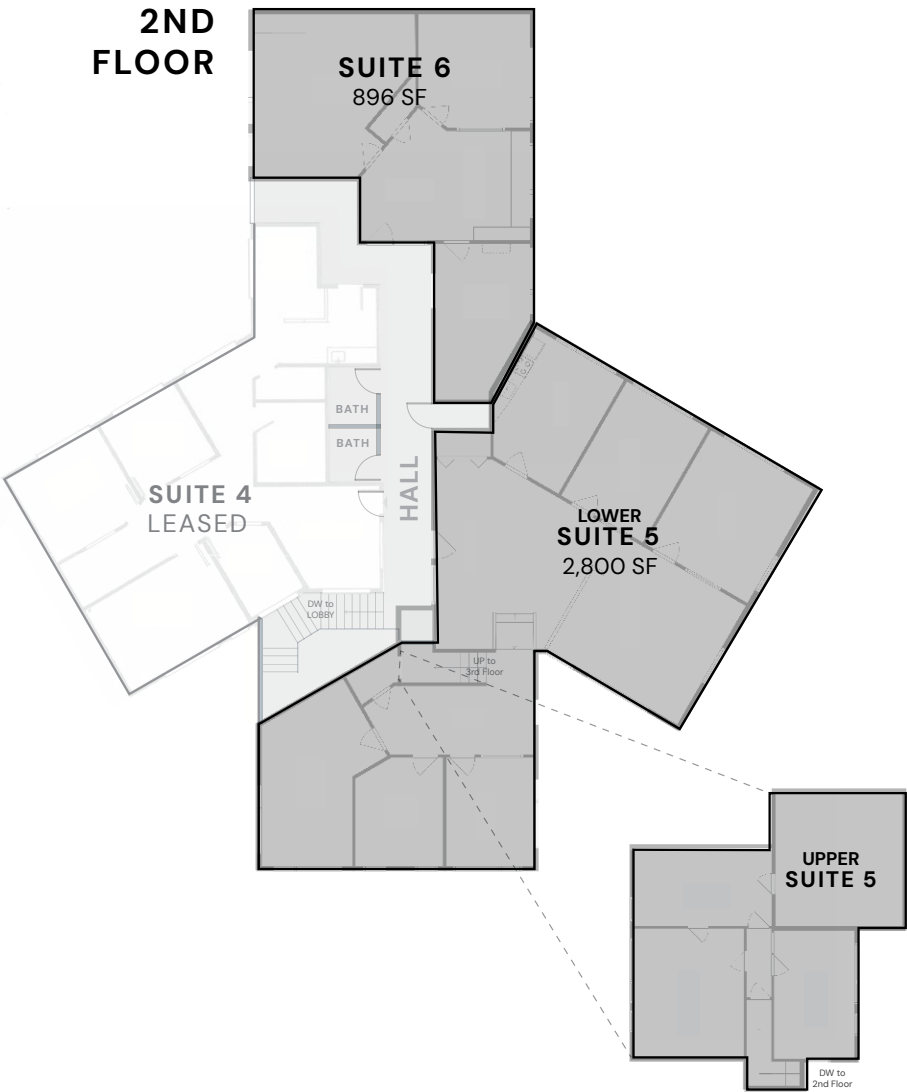
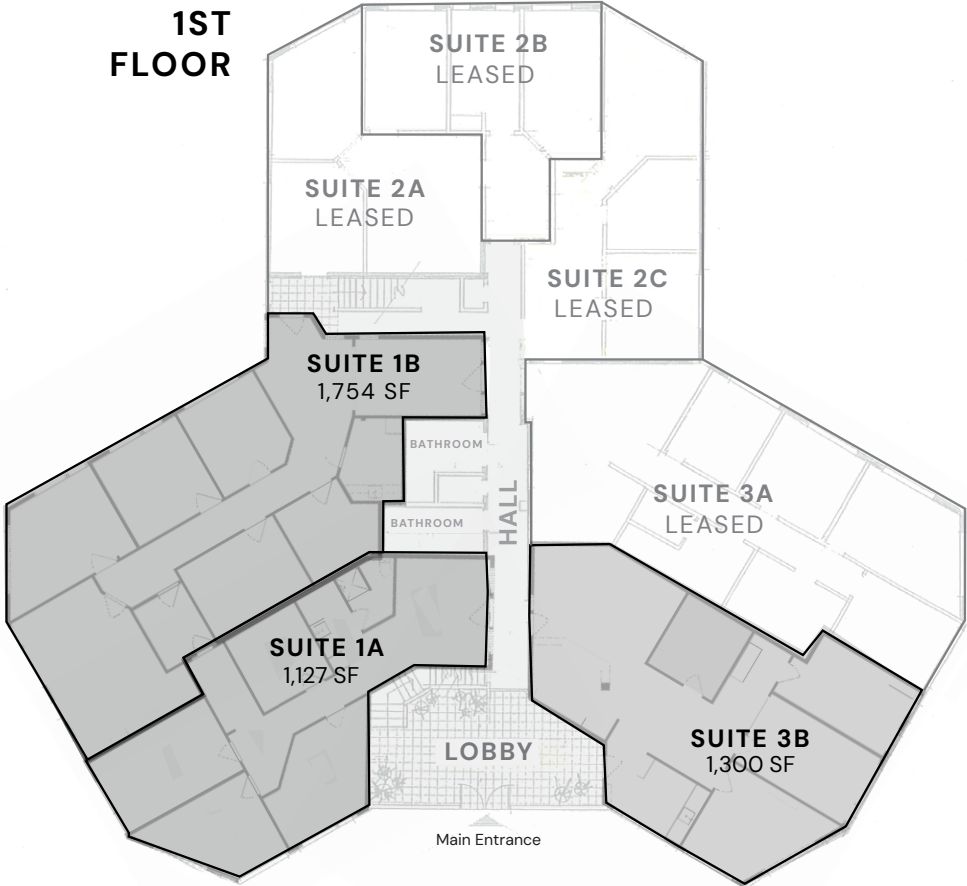
**Colorado
Group**





[illegible]

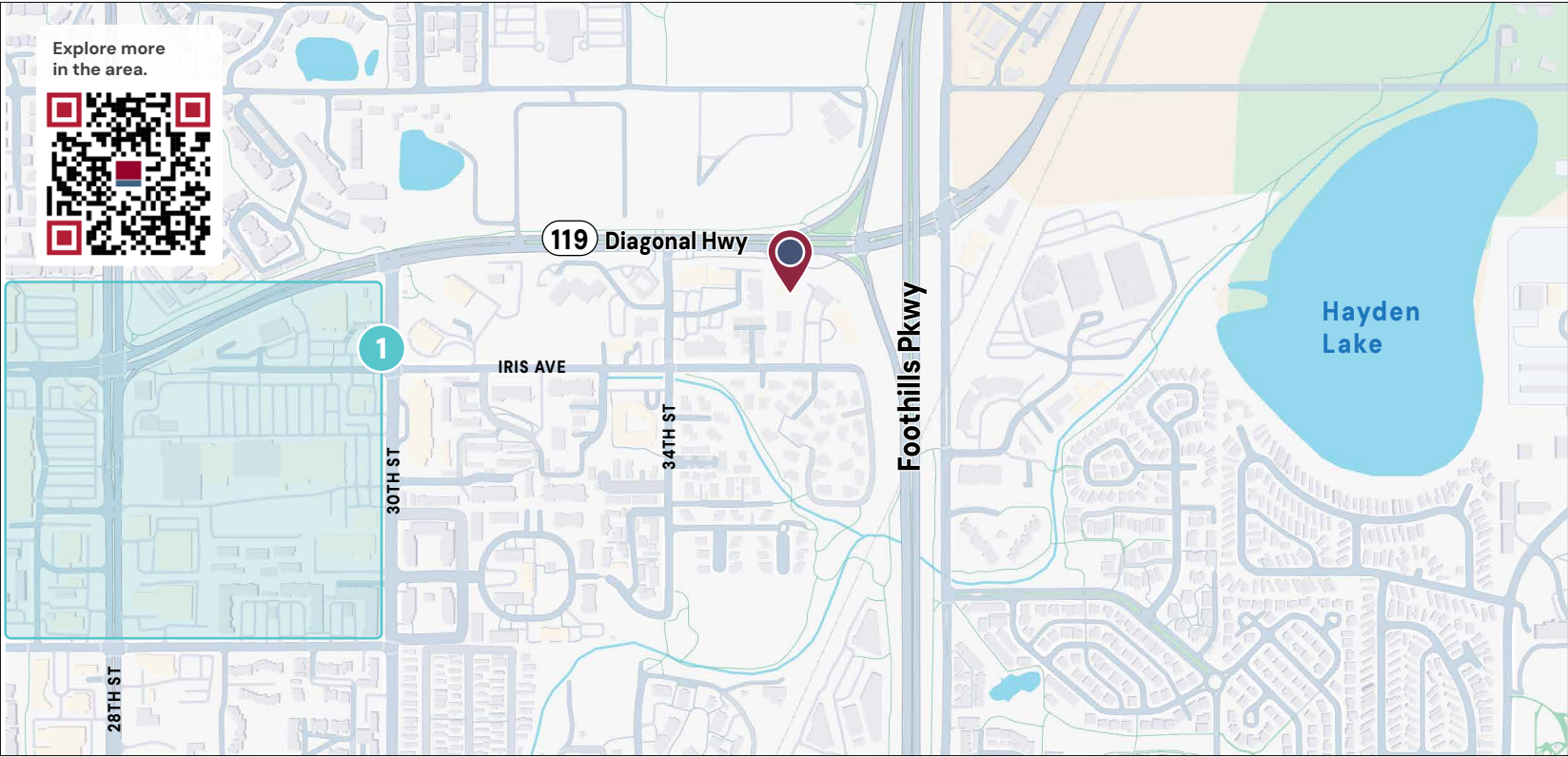
PROPERTY FLOOR PLANS



PROPERTY LOCATION

Explore more in the area.





1



POTENTIAL LOAN SCENARIOS

Loan Scenarios for Owner-Occupied Financing, First Citizens Bank 7.2026*

10/20 fixed for 10 years @ 85% LTV			10/25 fixed for 10 years @ 75% LTV			7/20 fixed for 7 years @ 85% LTV			5/25 fixed for 5 years @ 85% LTV		
TERMS			TERMS	DIFFERENCE		TERMS	DIFFERENCE		TERMS	DIFFERENCE	
\$3,060,000			\$2,700,000			\$3,060,000			\$3,060,000		
240 Months			300 Months			240 Months			300 Months		
120 Months			120 Months			84 Months			60 Months		
6.100%			6.150%	0.050%		5.650%	-0.450%		5.350%	-0.750%	

*As of July 2026. Subject to change.