



Iris Park

3101 Iris Avenue, Boulder, CO

Fully Renovated Modern Office Space

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[Property Info & Gallery](#)

[View Map](#)

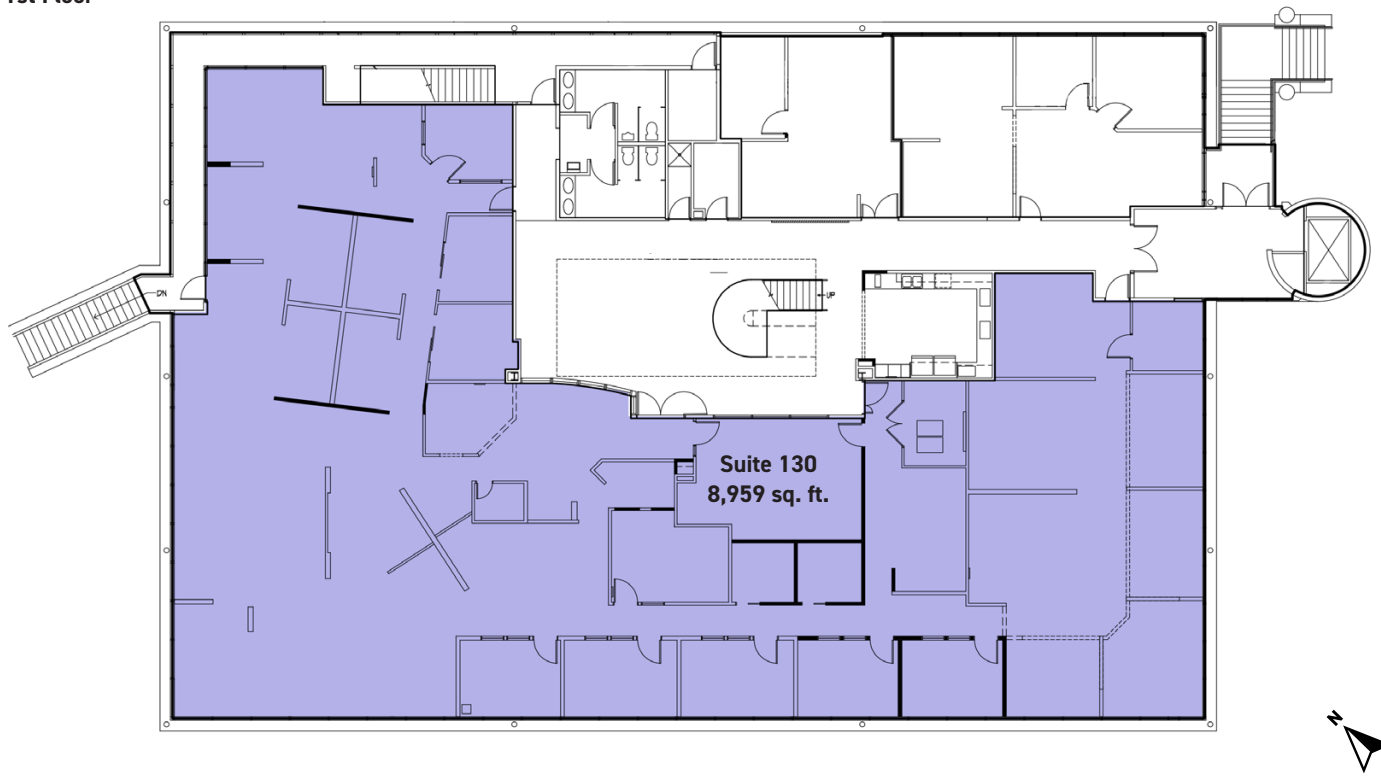
Suite 130	8,959 sq. ft.
Lease Rate / sq. ft.	\$19.50 NNN
Expenses / sq. ft.	\$21.12*

**Including Utilities*

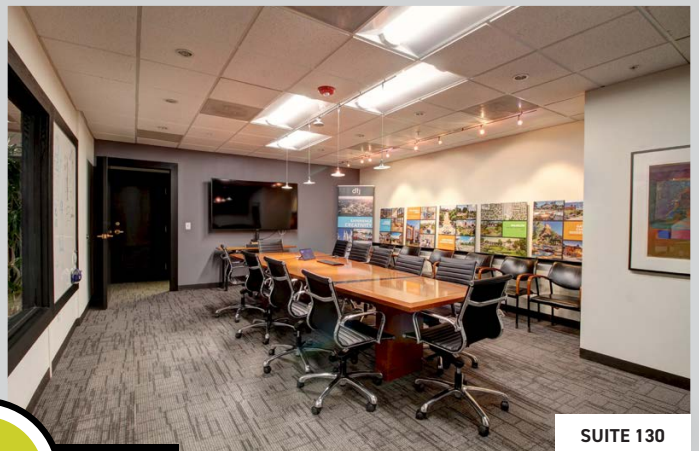
- Beautiful North Boulder Office with Floor-to-Ceiling Windows & an Abundance of Natural Light
- Sustainable, Energy Efficient Design with Dramatic Entry Lobby & Stylish Common Areas, Break Areas & Shared Kitchen Space
- Fiber Internet Available through Comcast or Lumen (CenturyLink)
- Highly Visible Location with Easy Access to Diagonal Hwy & Foothills Pkwy
- Direct Access to Bike & Pedestrian Paths with RTD Transit System Stop & Boulder B-Cycle Station Directly behind the Building
- Parking Ratio of 3:1,000 Comprised of Both Covered & Surface Spaces

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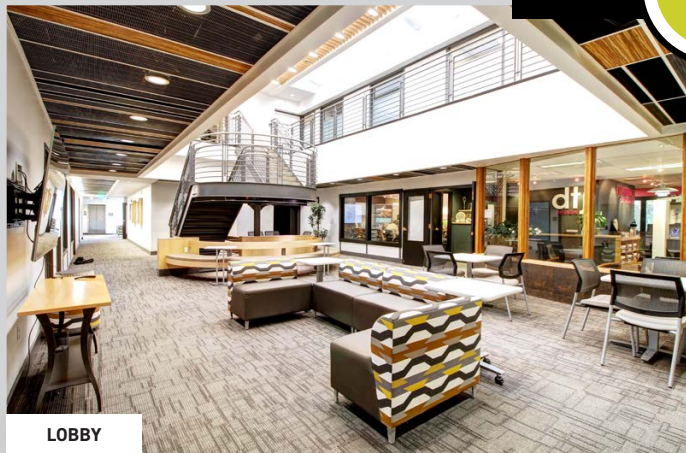
1st Floor



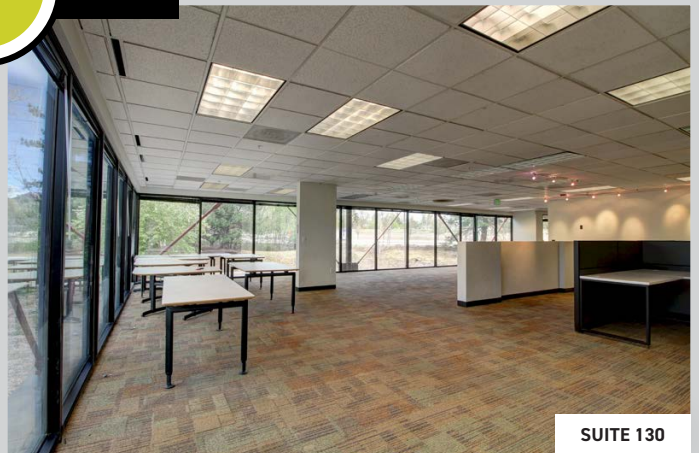
SUITE 130



SUITE 130



LOBBY



SUITE 130