









MEDICAL/DENTAL OFFICE SPACE FOR LEASE

1840 Folsom St, Boulder, CO, 80302

Suite 200 is a professional office/medical space located in a well-positioned threestory office building in central Boulder. The property benefits from a recent full building remodel with upgraded lobby, bathrooms, elevator and common areas, fiber and Comcast service, new patio landscaping and building signage. The building offers ample on-site surface parking and is within easy walking distance of shops, restaurants, hotels and services, with convenient access to Downtown Boulder and the 29th Street Mall.

FEATURE HIGHLIGHTS

-  Easy Access
-  Handicap Accessible
-  High Traffic
-  Monument Signage
-  Parking
-  Visibility/Location

PROPERTY OVERVIEW

SUITE 200	4,474 RSF
LEASE RATE	\$15.00/RSF FSG
DATE AVAILABLE	11/2/26
PARKING	Ample on-site
ZONING	BR-1

FOR MORE INFORMATION:



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Scott Crabtree

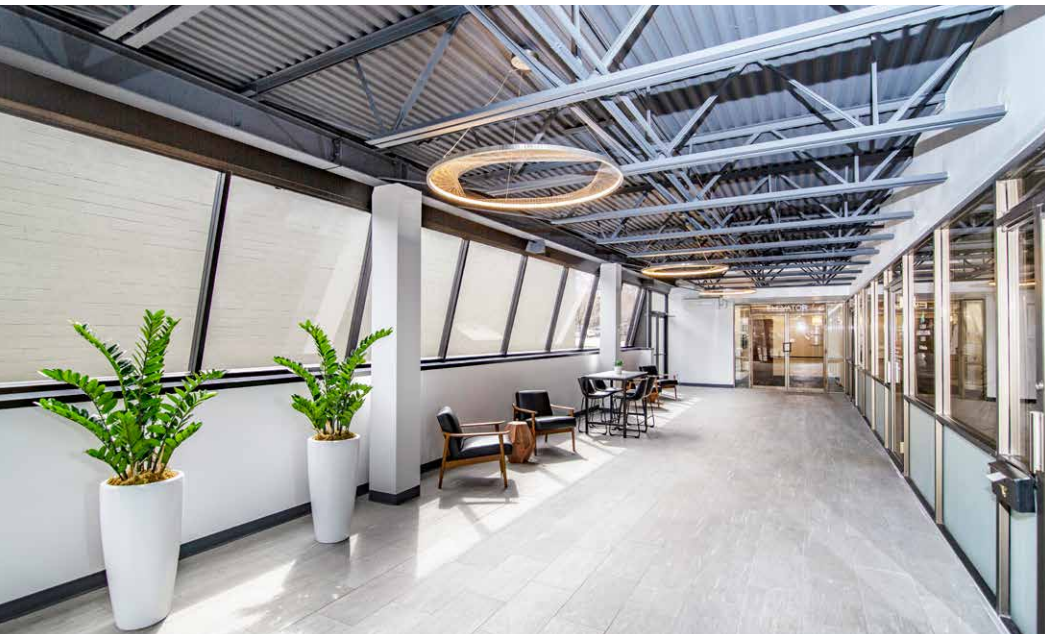
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FLOOR PLAN

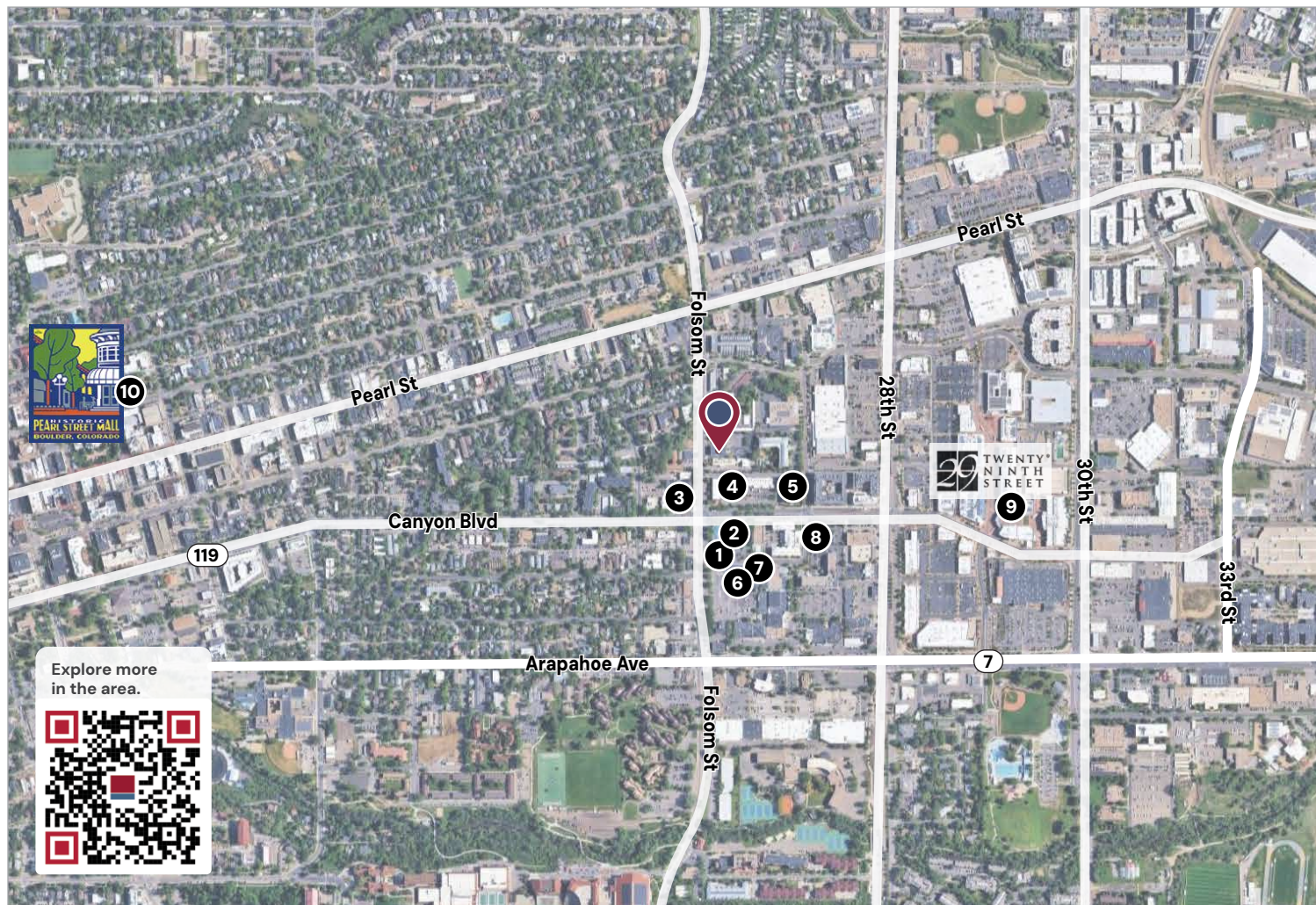
Suite 200 is part of a flexible floor plan that can accommodate office, medical, dental or similar professional uses, and is ideally suited for businesses seeking an accessible, updated workspace in a highly walkable location.

**UNIQUE HIGHLIGHTS:**

- Established Medical / Dental Space
- Ample on-site parking
- Easily accessible location



PROPERTY LOCATION



- 1 Osaka's Japanese
- 2 Confluence Kitchen & Bath
- 3 Alpine Bank
- 4 Re/Max of Boulder
- 5 Land Title Guarantee Company
- 6 Brewing Market Coffee
- 7 McGuckin Hardware
- 8 The Buff Restaurant
- 9 29th Street Mall
- 10 Pearl Street Mall