



OFFICE SUITES IN BOULDER
FOR LEASE
 3775 Iris Ave. Boulder, CO 80301
PROMO 4.5% CO-OP FEE

PROPERTY HIGHLIGHTS

Discover your next workspace in this beautifully designed office space 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.

Suite 1A - 1st Floor	1,127 RSF
Suite 3B - 1st Floor	1,300 RSF
Suite 6 - 2nd Floor	896 RSF
Lease Rate	\$16.00/RSF NNN
Expenses (Est)	\$14.02/RSF
Availability	Suite 1A: avail. 7/1/2026 Suite 3B: avail. 8/1/2026 Suite 6: avail. 9/1/2026
Lease Term	3-5 Years
Zoning	RH4 PUD

TRANQUIL PARK-LIKE SETTING

- Near Bike Path
- Near Bus Route
- Local Ownership
- New Finishes
- Natural Light
- Central Location

Colorado Group FOR MORE INFORMATION

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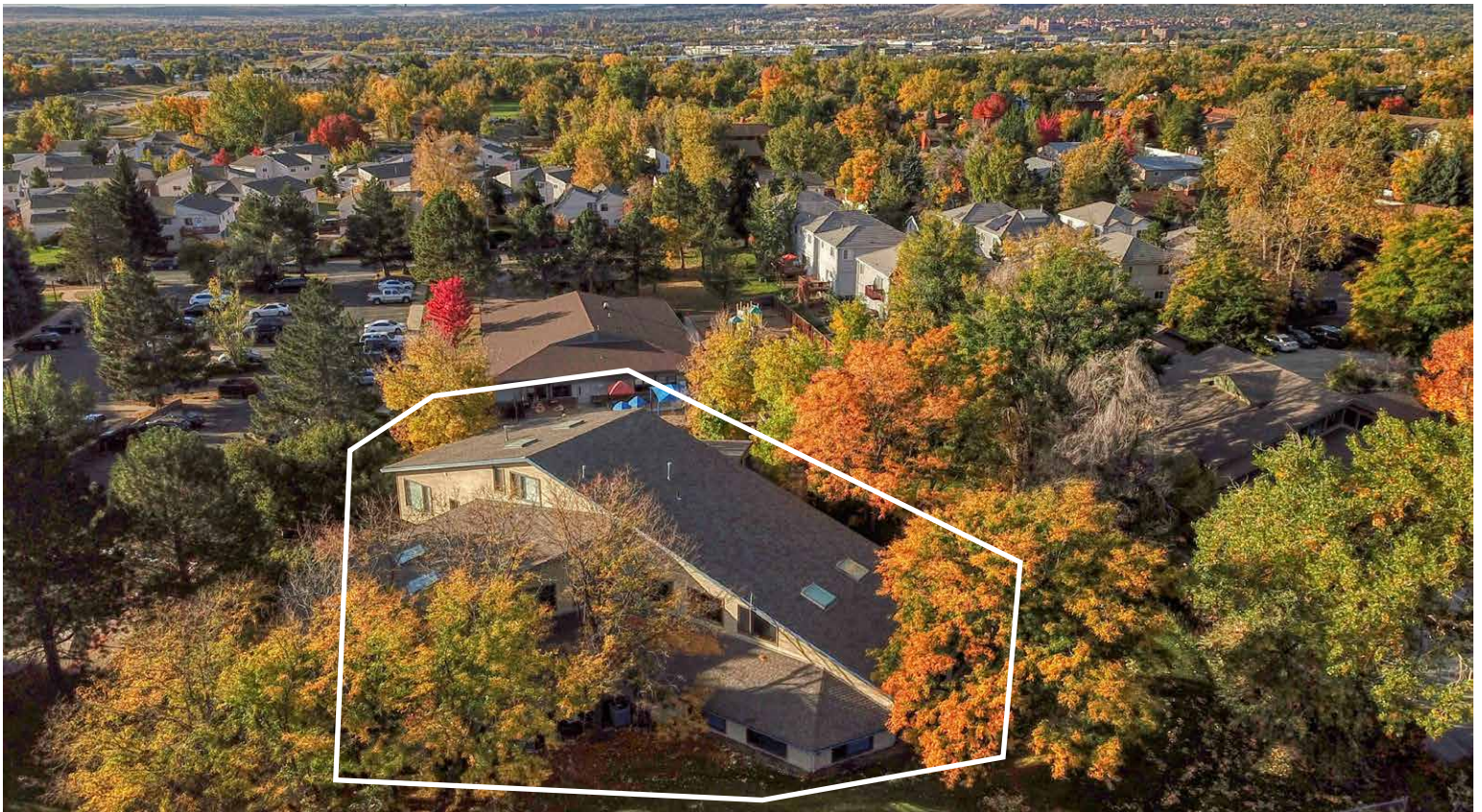
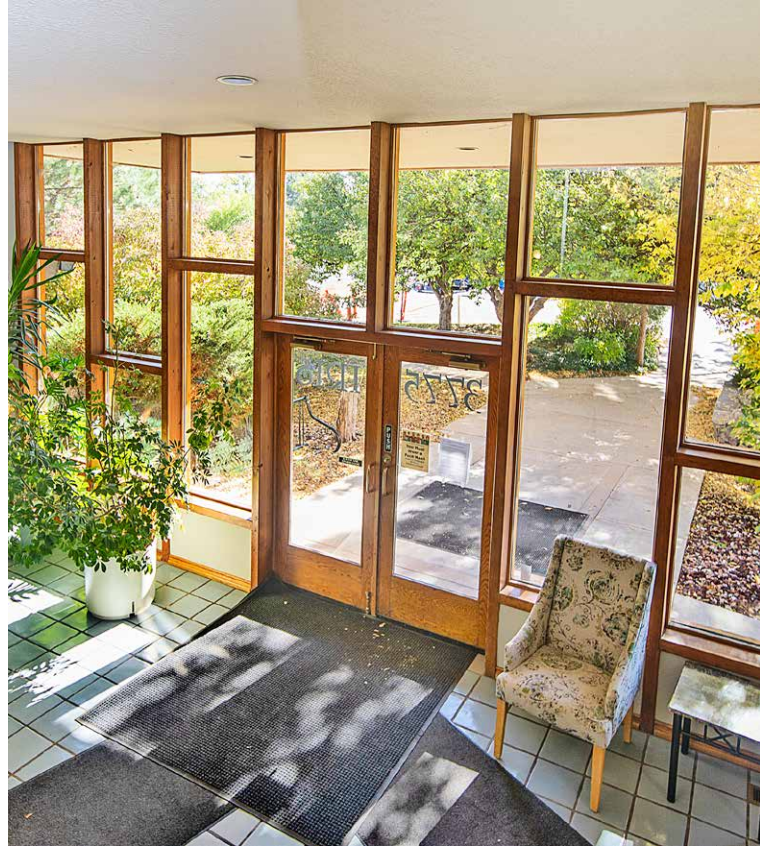
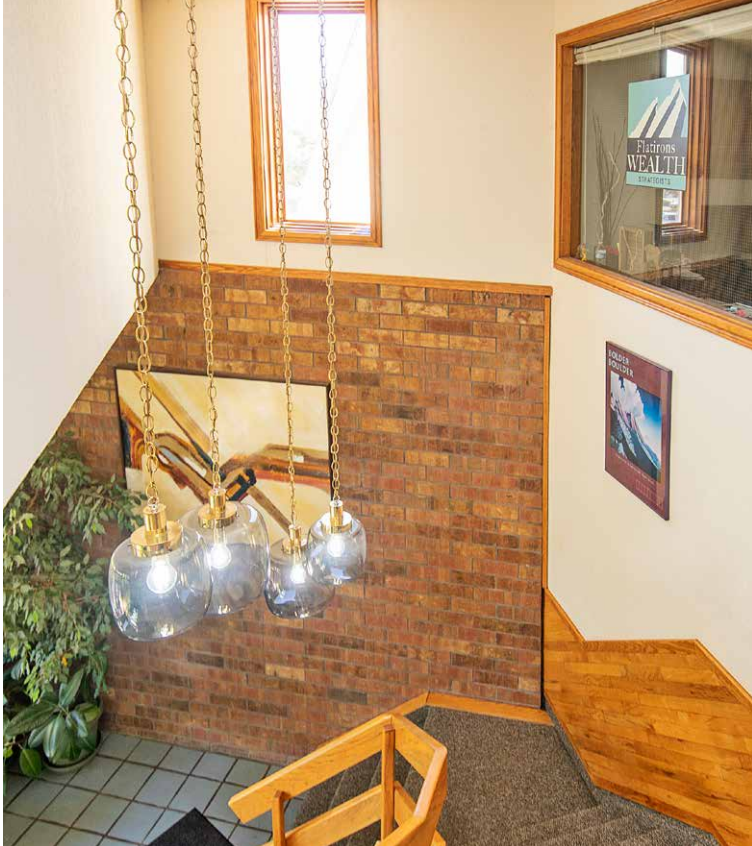
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COMMON AREA PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

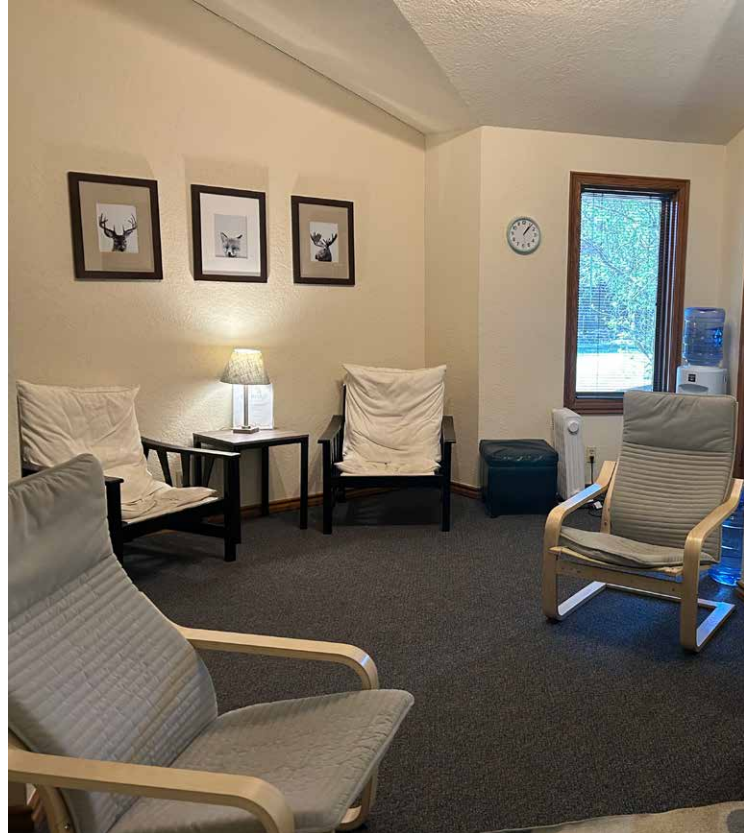
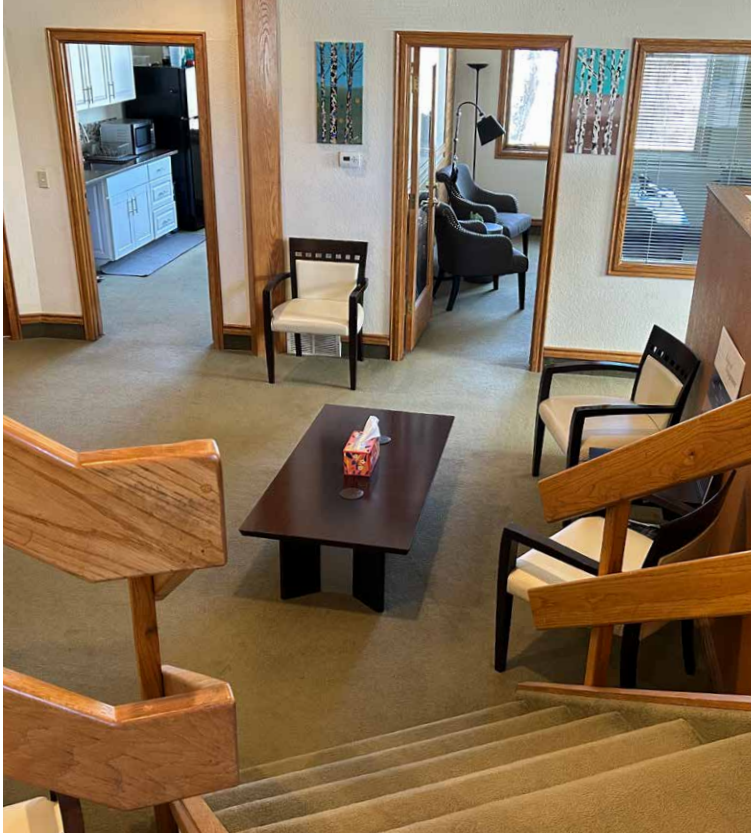
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SUITE 1A PROPERTY PHOTOS



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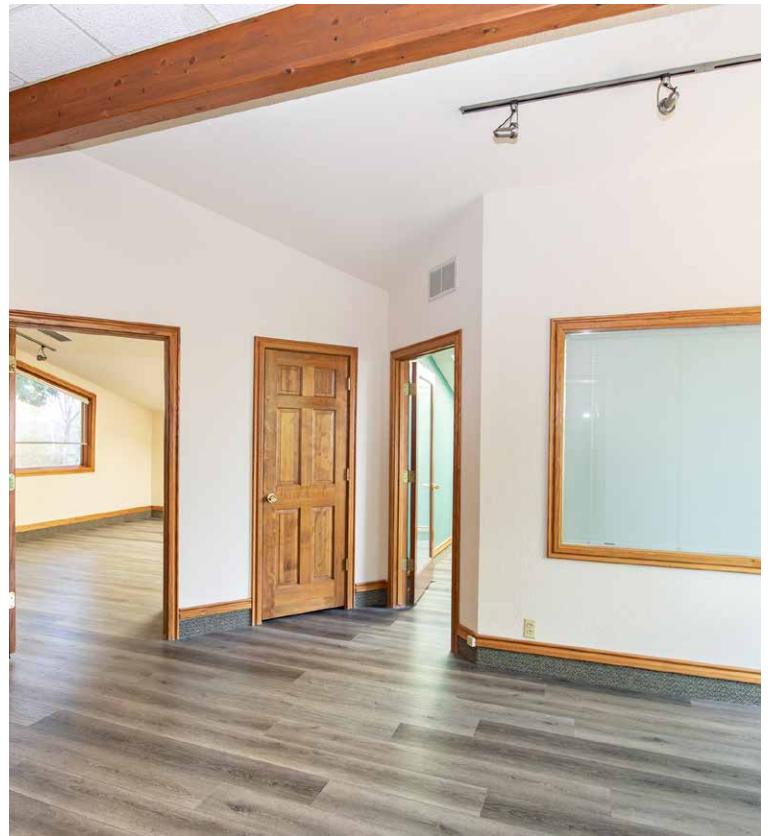
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SUITE 6 PROPERTY PHOTOS



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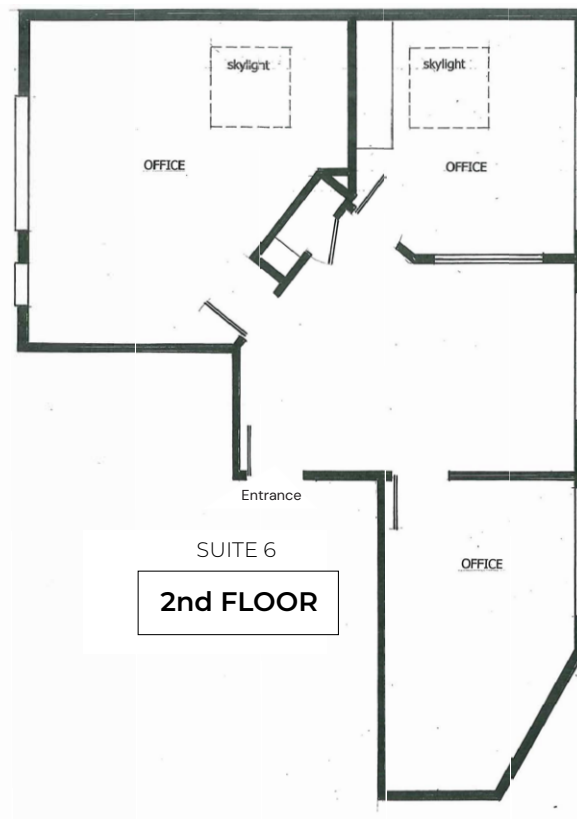
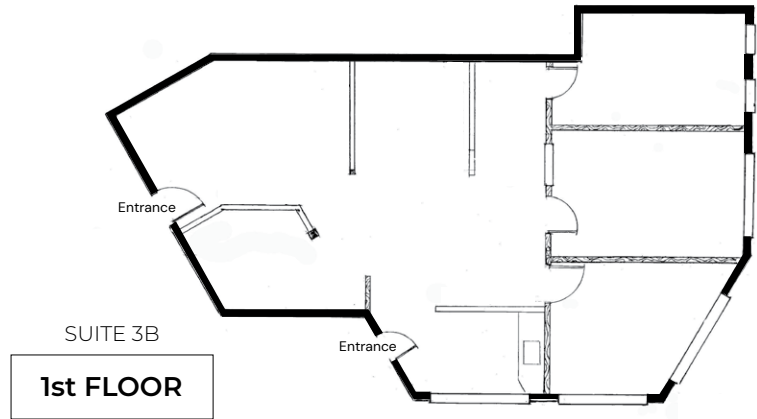
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PROPERTY FLOOR PLANS



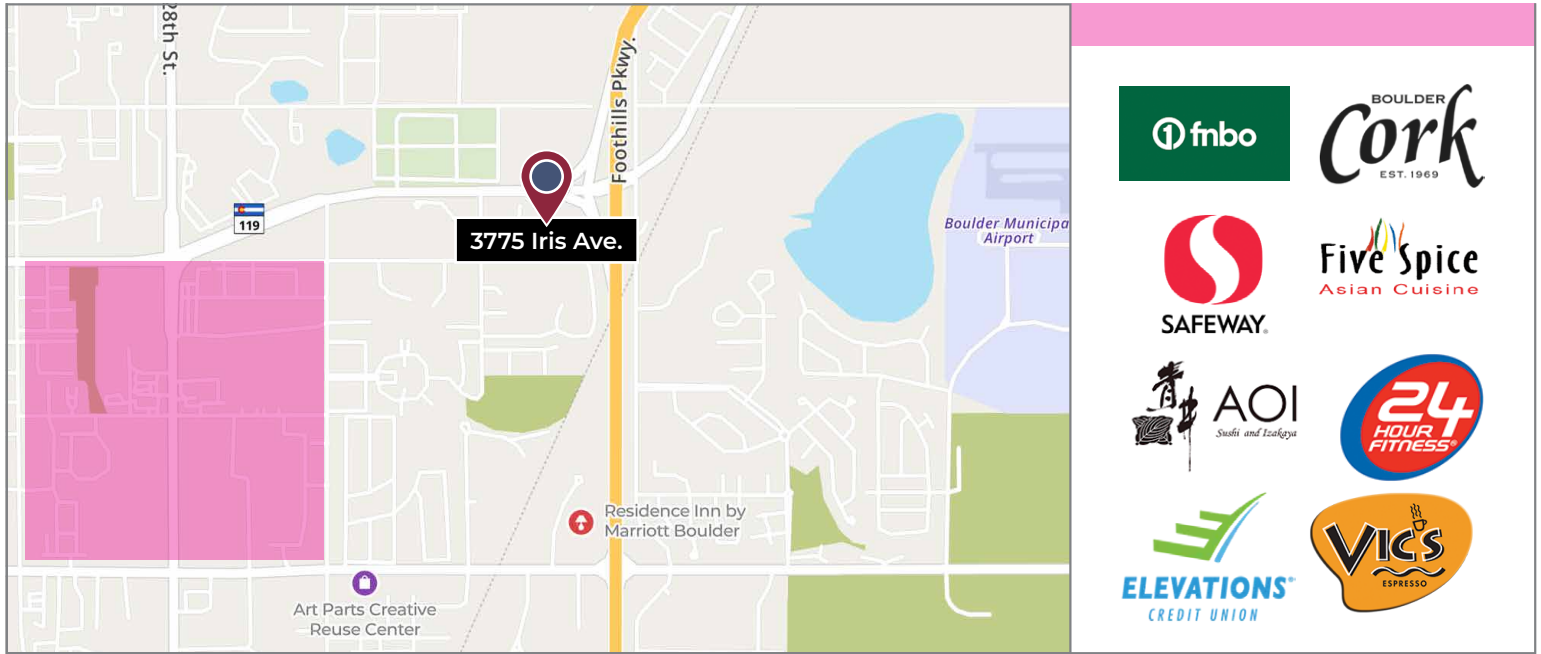
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PROPERTY LOCATION



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