

FOR LEASE

**1800 30th Street
Crossroads Gardens
Boulder, CO 80302**

FOR LEASE:

Premises: #206: 1400 SF: \$18/sf
#214: 1090 SF: \$18/sf
#216: 776 SF: \$18/sf
#219: 1420 SF: \$18/sf

Expenses: Utilities/Janitorial

Building SF: 53,791 SF
Lot SF: 50,376 SF
City/County: Boulder/Boulder
Zoning: RB-E
Year Built: 1972
Construction: Steel/Stucco Veneer
Lease Term: Negotiable
Parking: Covered
of Floors: Two
Elevator: Yes
Heating/AC: 100%
Available: Immediately



REMARKS:

Crossroads Gardens is a unique building reflecting the diversity for which Boulder is known. Previously an indoor tennis facility, it was converted to two floors of perimeter offices surrounding a Japanese rock garden and sky-lit atrium with covered parking on the former tennis playing surface. Bandwidth is phenomenal in this building for the high-tech user. Central location enables easy access virtually anywhere in the city. Suites 210 and 220 are individual offices with common reception areas.

For Additional Information Contact:

DAN HENDRICK EXT. #21

OFFERED BY

IRWIN & HENDRICK

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