



## 1790 30th Street

Boulder, CO

### Central Boulder **Hidden Gem** Office Suites

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[Property Info & Gallery](#)

[View Map](#)

Available Space	891 - 16,766 sq. ft.
Lease Rate / sq. ft.	\$12.50 - \$17.50 NNN
Expenses / sq. ft.	\$12.50*

*\*Including Utilities & Janitorial*

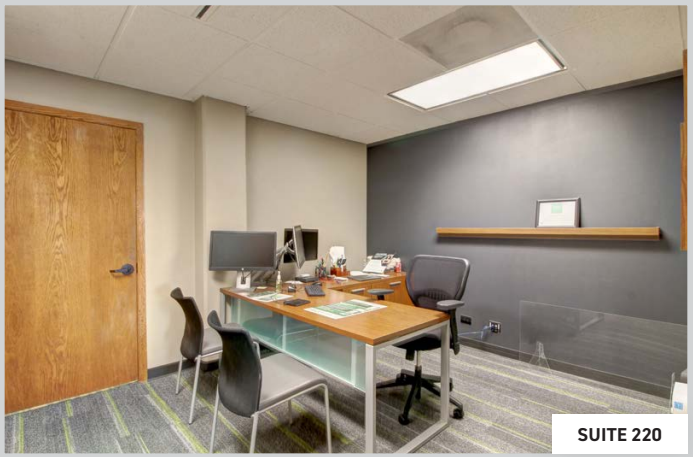
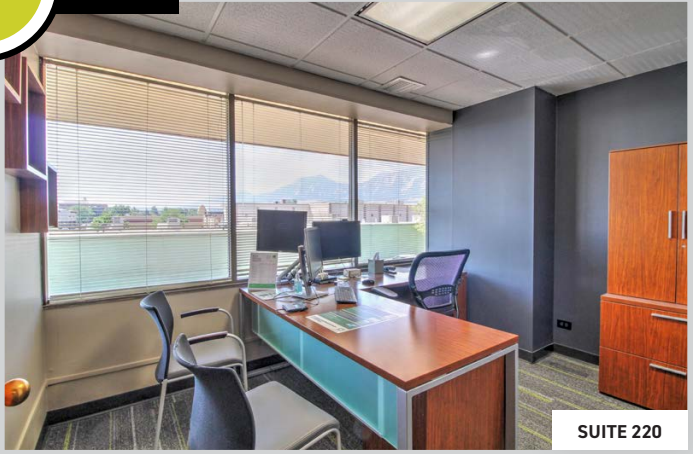
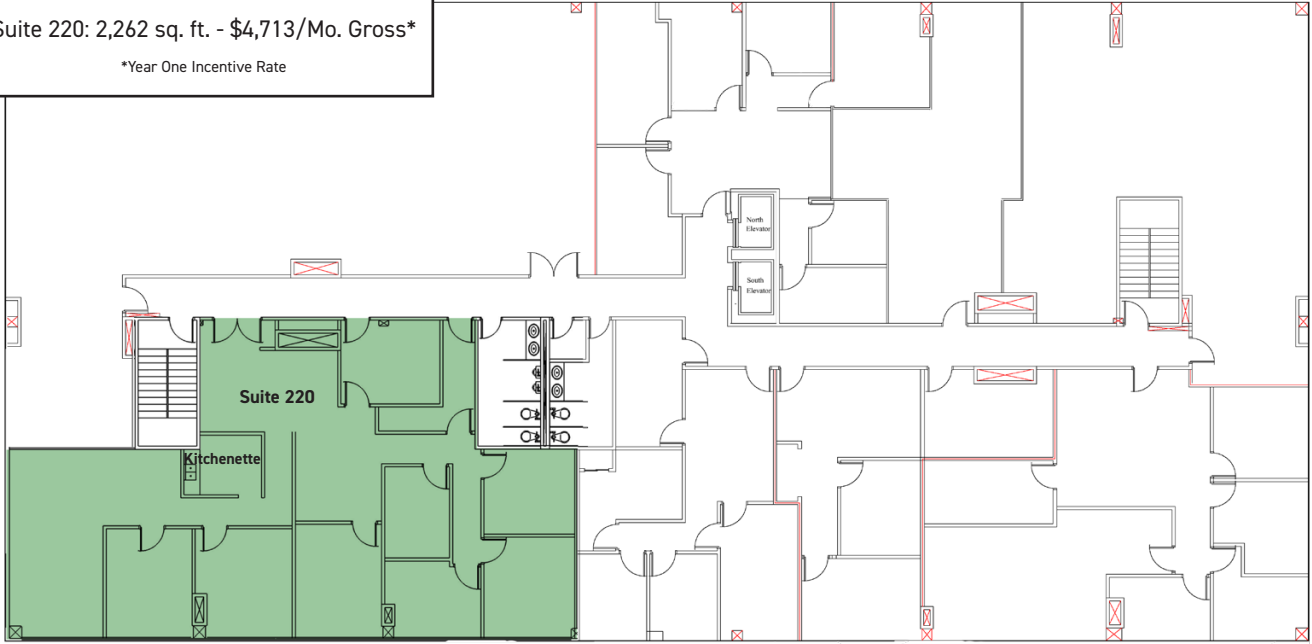
- **Year One Rate of \$12.50 NNN for Any Term of Three Years or Longer**
- Fresh Updates & New Modern Finishes with Remodeled Lobby & Common Areas & Highly Competitive Lease Rates
- Broad Range of Suite Sizes & Configurations from 891 to 7,604 sq. ft. & Entire Floor up to 16,766 sq. ft. Available, Making Sussex One an Ideal Choice for a Wide Range of Tenants
- Centrally Located across from the Twenty Ninth Street Mall, Surrounded by a Wide Range of Amenities, Restaurants, Coffee Shops, Grocery Stores, Yoga Studios & Fitness Gyms
- On-Site Professional Management & Ample Free Parking with 139 Spaces

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Available 2nd Floor Suites

Suite 220: 2,262 sq. ft. - \$4,713/Mo. Gross\*

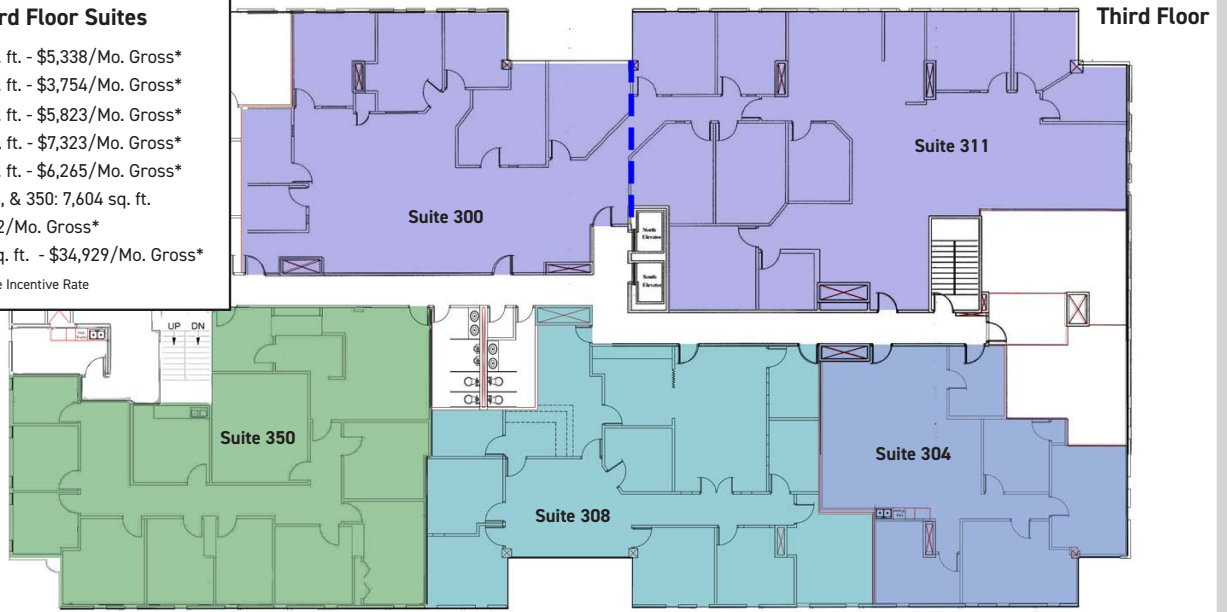
\*Year One Incentive Rate



### Available 3rd Floor Suites

- Suite 300: 2,562 sq. ft. - \$5,338/Mo. Gross\*
- Suite 304: 1,802 sq. ft. - \$3,754/Mo. Gross\*
- Suite 308: 2,795 sq. ft. - \$5,823/Mo. Gross\*
- Suite 311: 3,515 sq. ft. - \$7,323/Mo. Gross\*
- Suite 350: 3,007 sq. ft. - \$6,265/Mo. Gross\*
- Suites 304, 308, & 350: 7,604 sq. ft. - \$15,842/Mo. Gross\*
- Entire Floor: 16,766 sq. ft. - \$34,929/Mo. Gross\*

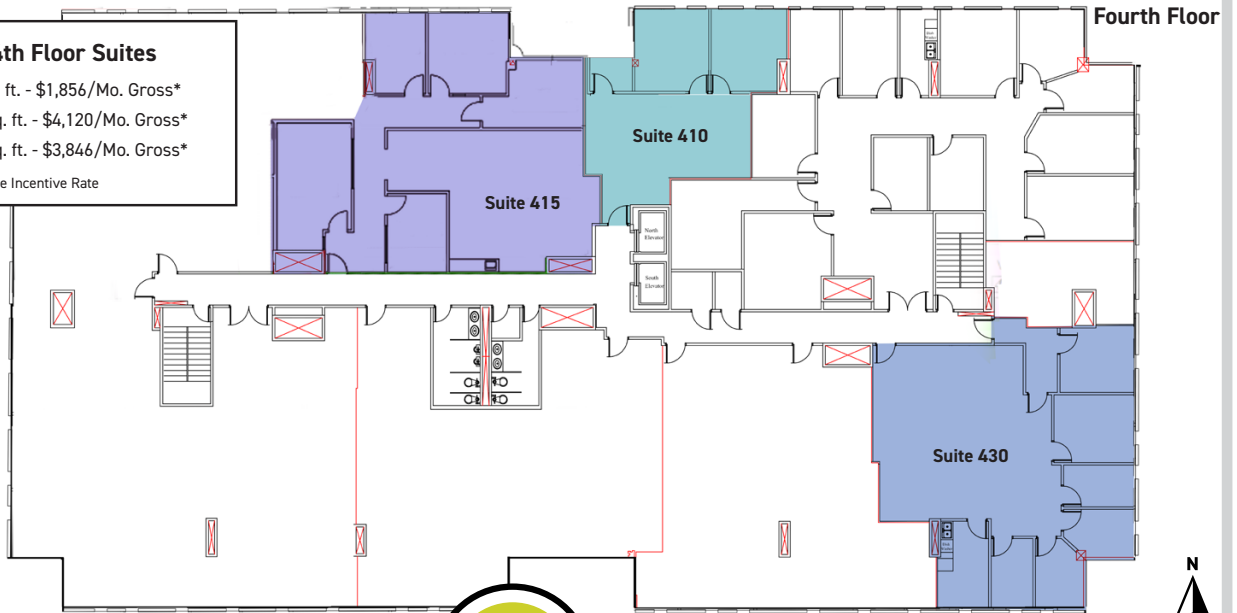
\*Year One Incentive Rate



### Available 4th Floor Suites

- Suite 410: 891 sq. ft. - \$1,856/Mo. Gross\*
- Suite 415: 1,978 sq. ft. - \$4,120/Mo. Gross\*
- Suite 430: 1,846 sq. ft. - \$3,846/Mo. Gross\*

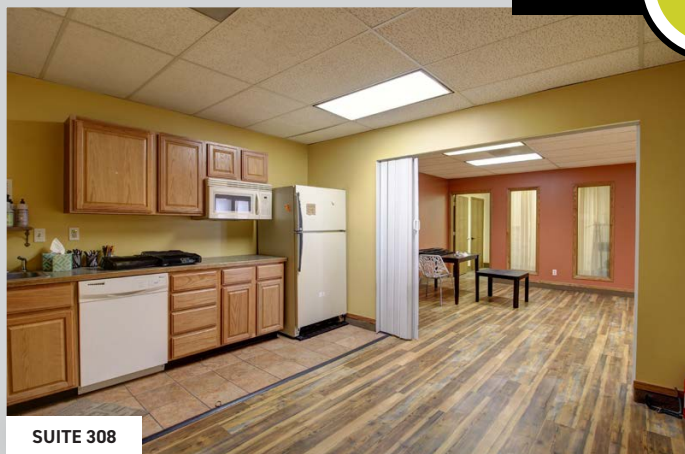
\*Year One Incentive Rate



VIDEO



TOUR

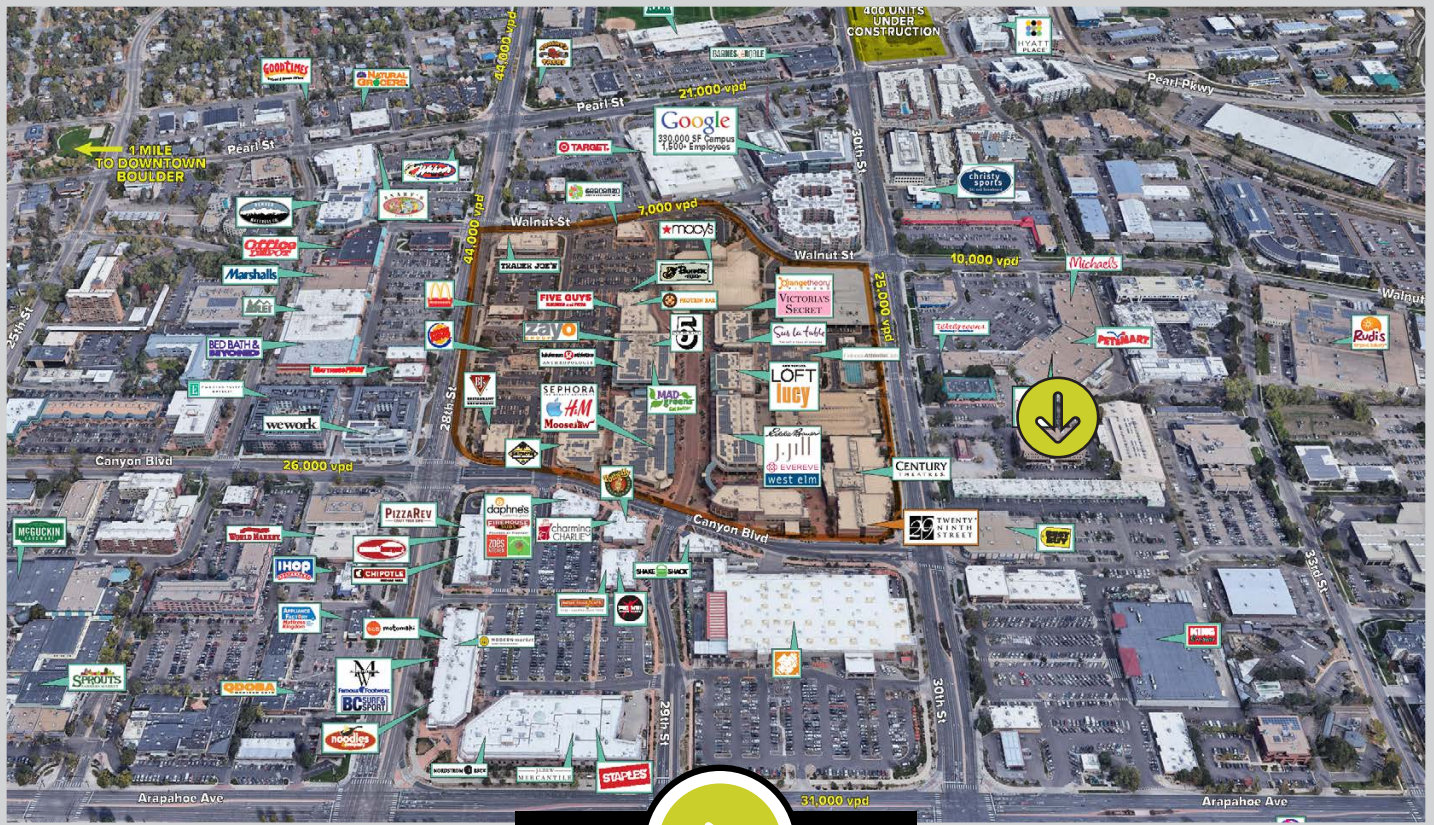


SUITE 308

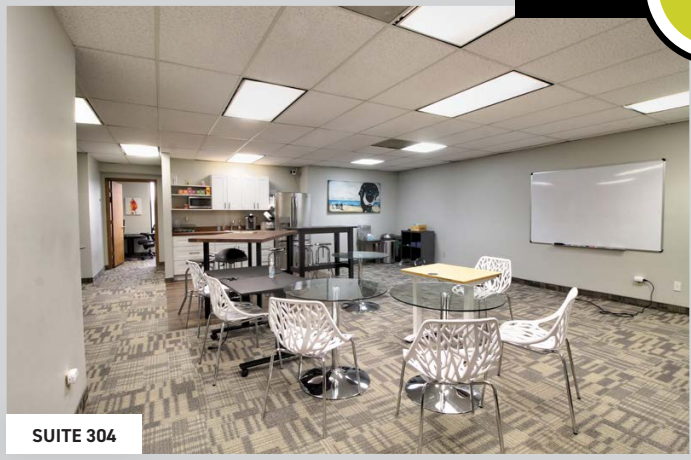


SUITE 430

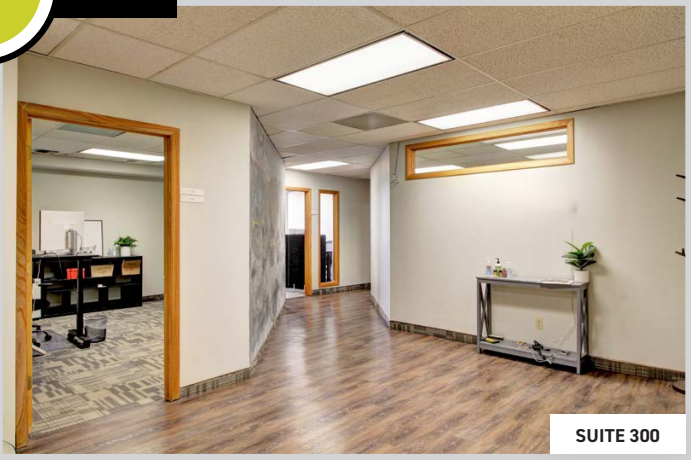
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**VIDEO TOUR**



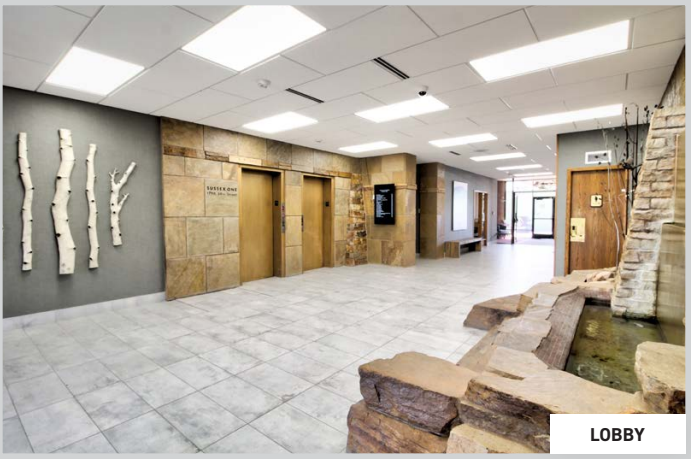
**SUITE 304**



**SUITE 300**



**SUITE 415**



**LOBBY**

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