



AVAILABLE FOR LEASE

3223 ARAPAHOE AVE BOULDER, CO 80303

Boulder's Finest Business Address

3223 Arapahoe Avenue offers a great mix of professional tenants in a high-end, Class A building with a coveted Boulder address. The property is just minutes from 29th Street Mall and a wide selection of many other terrific amenities and is in close proximity to Downtown Boulder, Foothills Parkway, US Highway 36, Boulder Creek Path and RTD access. The building features an abundance of natural light, professional finishes, ample employee and visitor parking, on-site property management and several environmental tech initiatives, including solar panels, electric car charging stations and beautiful high efficiency lighting.



**Terrific Central
Boulder Location**

**Ample On-Site
Parking**

**Professional
Class-A Office**

**Environmental
Tech Initiatives**

**On-Site
Management**

**Access to Bike
Path & RTD**

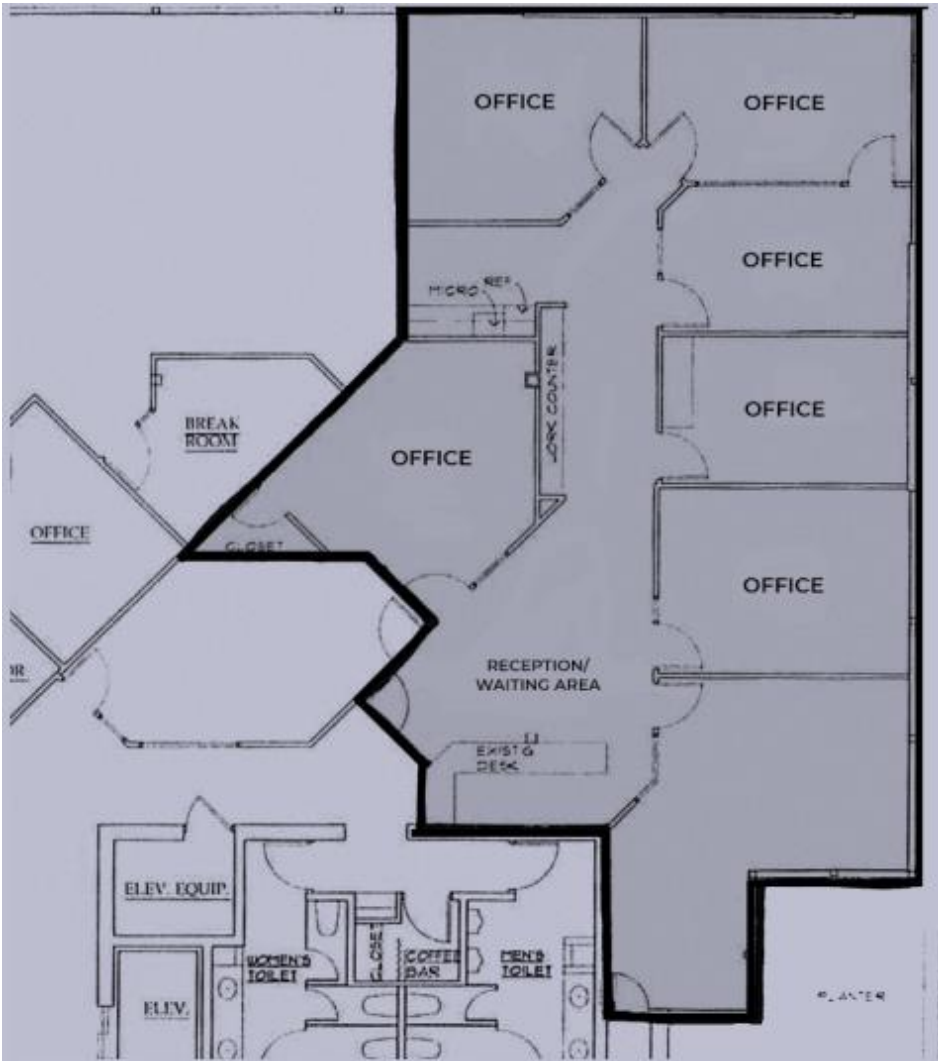
Keys Commercial

[Website Link](#)

303.447.2700

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SUITE 123 AVAILABLE FOR LEASE

**3223 ARAPAHOE AVE
BOULDER, CO 80303**



**First Floor Suite
2,456 SF**

**\$21.00/SF
NNN**

**\$16.40/SF
OPEX**

**6 Private
Offices**

**In-Suite
Conference Room**

**Great Natural
Lighting**

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