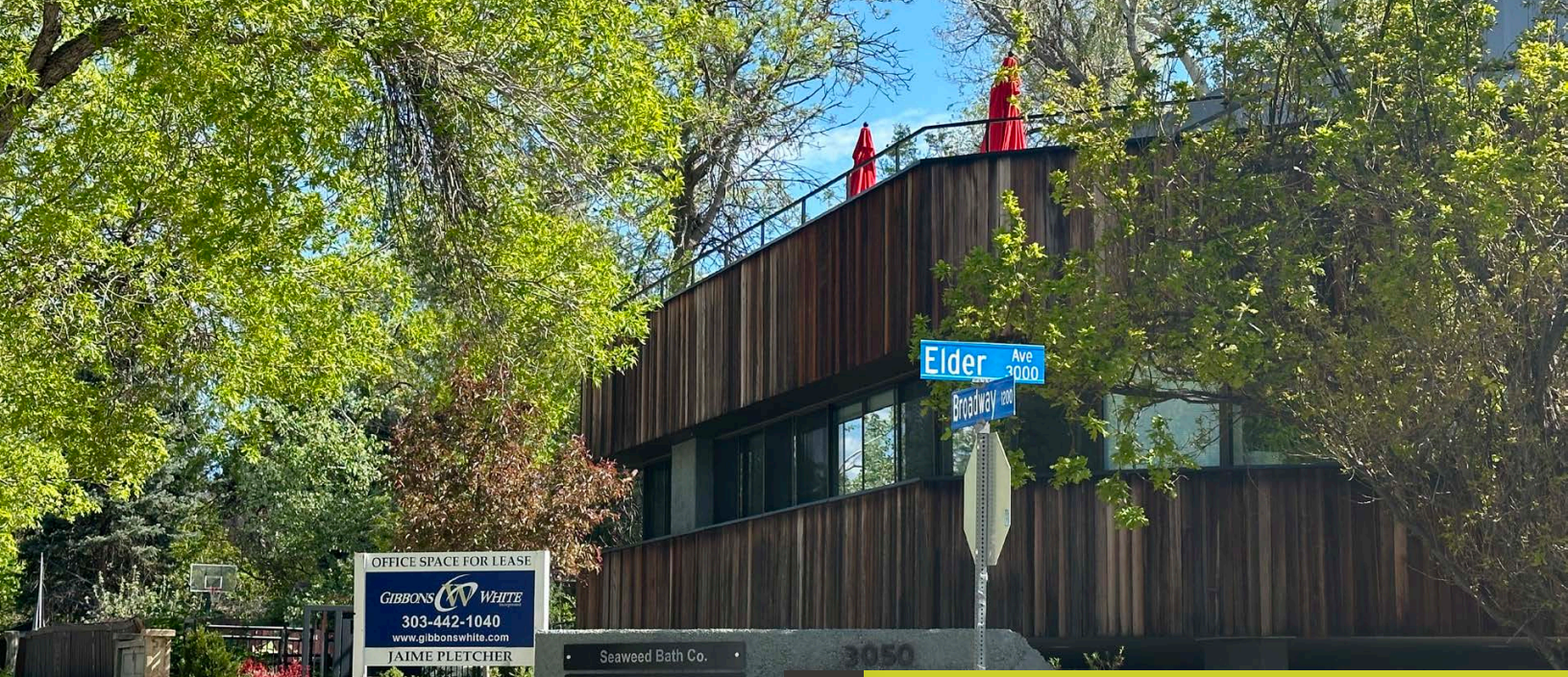


3050 Broadway

Boulder, CO

North Broadway Building Executive Offices

Jaime Pletcher
jaime@gibbonswhite.com
(303) 586-5936

www.gibbonswhite.com

Property Info & Gallery

View Map

Space	Size	Lease Rate / sq. ft.
Suite 208/209	432 - 925 sq. ft.	$17.00 NNN
Single Offices		$600 - $1,900 / Month Full-Service Gross
Expenses 2026 (for NNN Leases Only)		$15.01*

**Not Including Utilities*

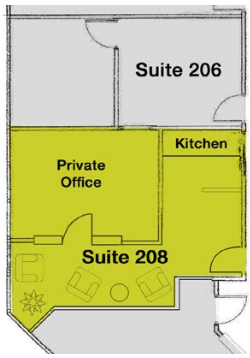
- Great Location, Views, Amenities, & Parking
- **Suite 208/209** is Light & Bright with Operable Windows & Full Kitchen- 2-4 Private Offices can be Added or Suite can be Divided
- **Office 303/304** is a Large Open Space with Private Deck, Flatiron Views, Floor to Ceiling Windows & Hidden Storage- Can be 1 or 2 Offices Both with Deck Access & Privacy Screens Outside
- **Offices 310/311** are Large Interior Spaces with Sidelight & Glass Block for Indirect Natural Light
- Quiet Building Ideal for Professional, Medical or Creative Office Use
- Shared Amenities Include Conference Room, Waiting Areas, Full Kitchen, Shower, & Rooftop Terrace with Mountain Views
- Single Office Rent Includes ALL Expenses, Utilities, Wi-Fi, Common Area Janitorial & Use of Printer / Copier Station
- Free Garage & Street Parking, RTD Service, & Bike Path Access
- Ideal for Professional Services, Therapists, or Wellness Providers
- Great Location Near Many Amenities, Trails, & Parks

© 2026 Gibbons-White, Inc.

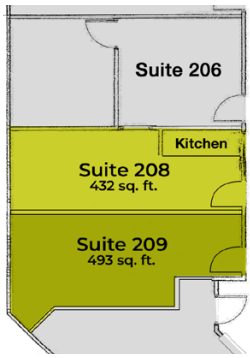
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.

2nd Floor
925 Available sq. ft.

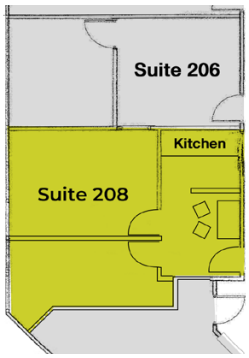
Current Configuration



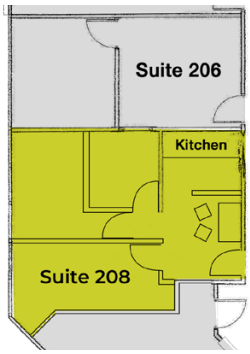
Suite 208 & 209 Configuration



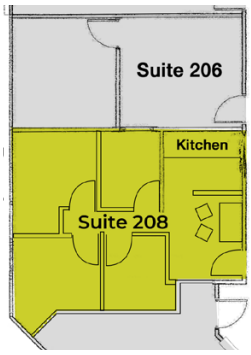
2 Office Configuration



3 Office Configuration

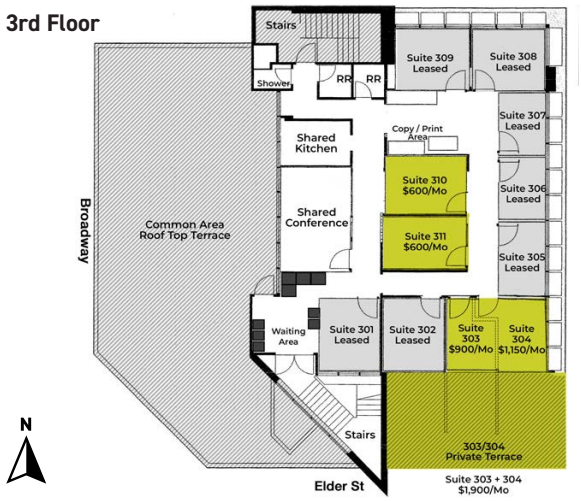


4 Office Configuration



N

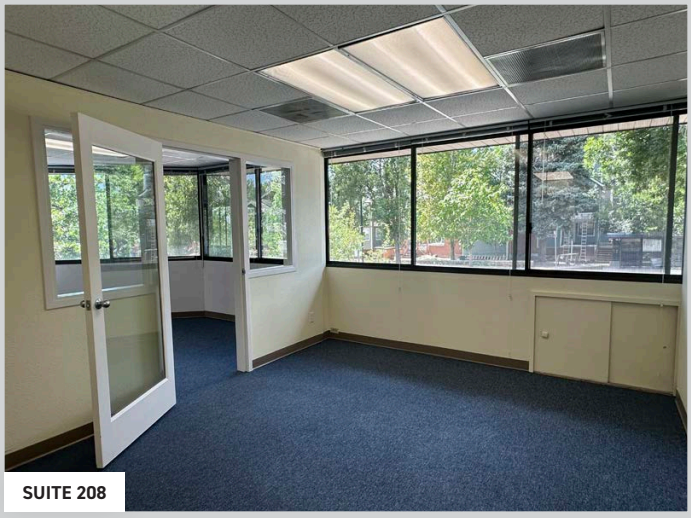
3rd Floor



N



3RD FLOOR WAITING AREA



SUITE 208



SUITE 208 KITCHEN

© 2026 Gibbons-White, Inc.

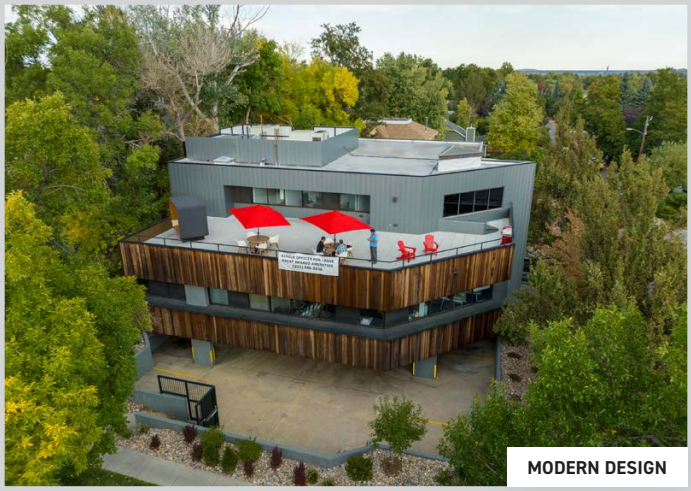
GIBBONS WHITE Incorporated

2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

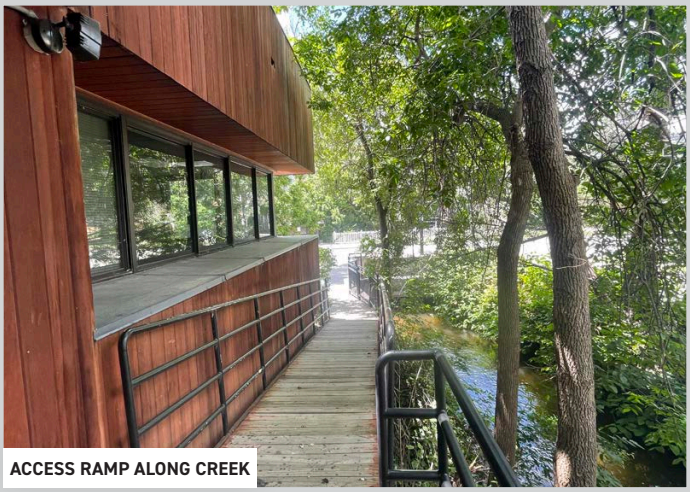
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



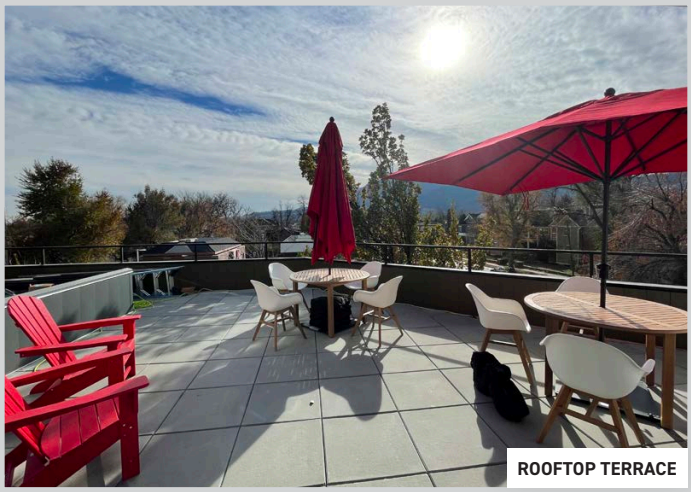
SUITE 303/304



MODERN DESIGN



ACCESS RAMP ALONG CREEK



ROOFTOP TERRACE



© 2026 Gibbons-White, Inc.

GIBBONS WHITE Incorporated

2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.