



FLEXIBLE LEASE TERMS!



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RETAIL SPACE FOR LEASE

**2850 IRIS AVENUE
BOULDER, COLORADO 80301**

Explore exceptional retail opportunities at Diagonal Plaza, strategically located at 2850 Iris Avenue in vibrant Boulder, CO. This premier destination offers a range of flexible spaces, including a turn-key restaurant suite, prominent front-facing anchor spaces, and versatile in-line units, perfect for businesses craving high visibility and robust foot traffic. Ideally situated with direct access to Colorado 119/Diagonal Hwy and US 36/28th Street, Diagonal Plaza is just steps from high-traffic neighbors like Walgreens, 24 Hour Fitness, The Boulder Cork, Safeway, and Wells Fargo. With available suites ranging from 641 SF to 3,574 SF, your business will find the perfect fit to thrive in this dynamic, high-energy retail hub.

Call us for more information and to set up a tour.

TERMS

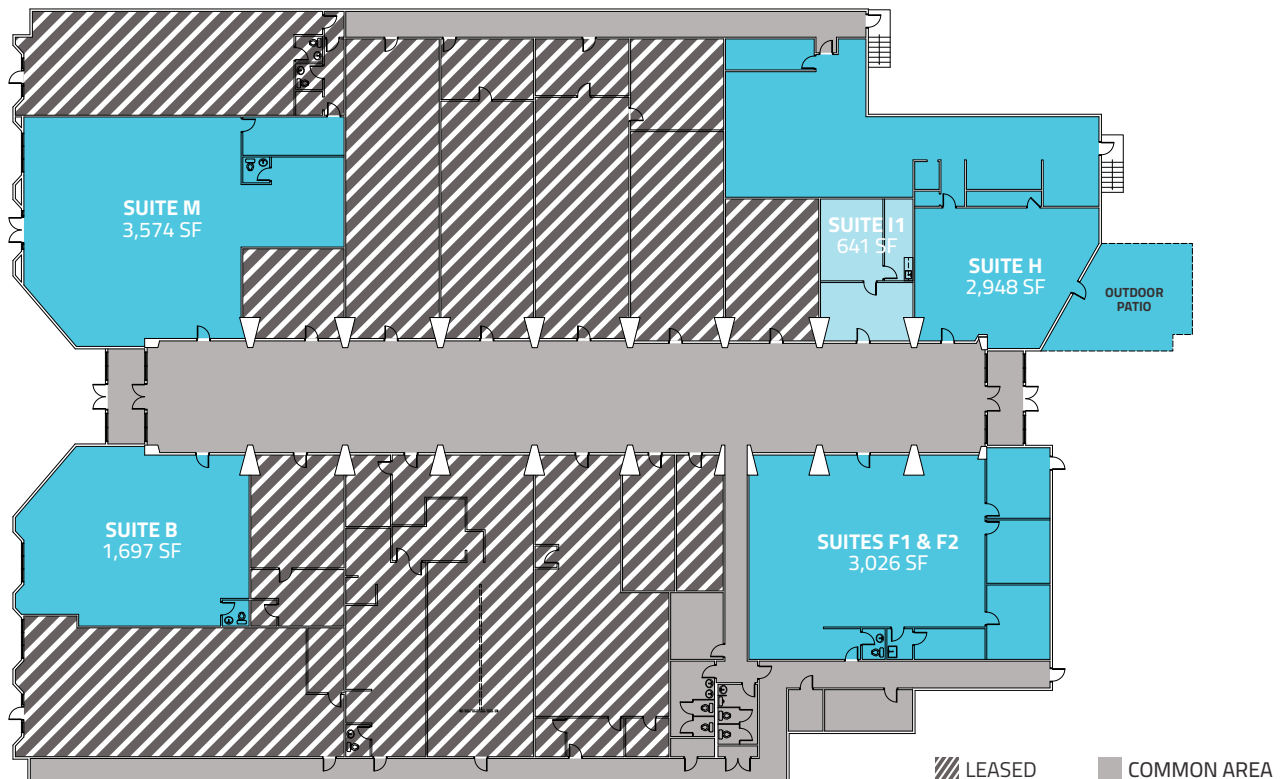
Suite M:	3,574 SF
Suite B:	1,697 SF
Suite I1:	641 SF
Suite H (Turn-Key Restaurant):	2,948 SF
Suite F1/F2:	3,026 SF
Lease Rate:	\$25.00 / SF / Gross (Not Including Utilities)

**Landlord will require a 12 months termination right on any new leases.*

PROPERTY FEATURES

- **LANDLORD IS OFFERING 1 YEAR TERMS**
- **Prime Location:** Situated at 2850 Iris Avenue, Boulder, CO, with direct access to Colorado 119/Diagonal Hwy and US 36/28th Street for maximum visibility and accessibility.
- **Diverse Space Options:** Available suites range from 641 SF to 3,574 SF, including a turn-key restaurant space, front-facing anchor spaces, and flexible in-line units.
- **Virtually unlimited parking**
- **High exposure signage opportunities**
- **Turn-Key Restaurant Opportunity:** Suite tailored for immediate restaurant operations, ideal for restaurateurs seeking a ready-to-go setup.
- **Vibrant Retail Hub:** Perfect for businesses looking to capitalize on Boulder's dynamic market and high-energy retail environment.
- **High-Traffic Neighbors:** Steps from major retailers including Walgreens, 24 Hour Fitness, The Boulder Cork, Safeway, and Wells Fargo, driving consistent foot traffic.

FLOOR PLAN





COMMON AREA CORRIDOR



SUITE M



SUITE M



SUITE M



SUITE I1



SUITE I1



SUITE I1



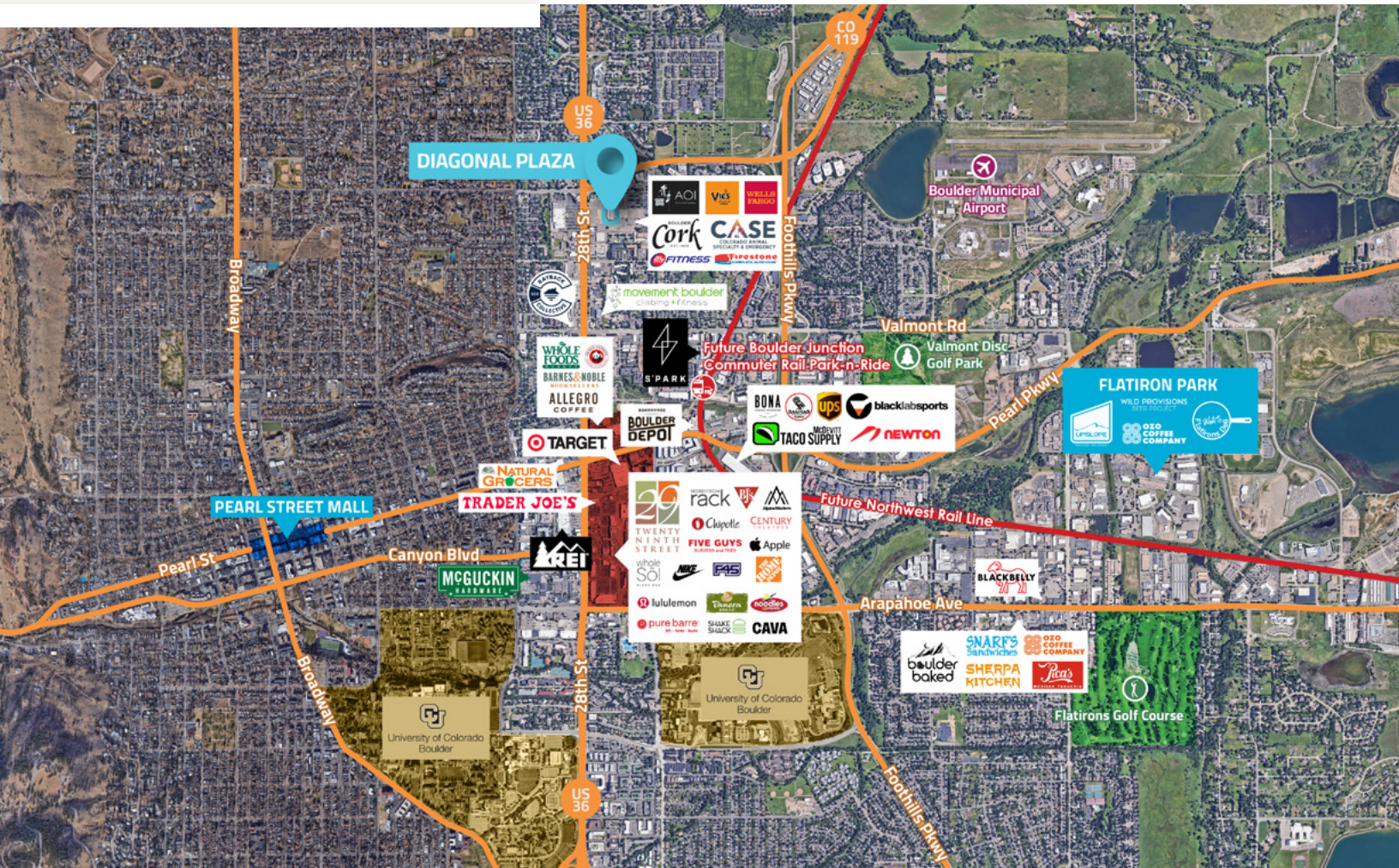
EXTERIOR PATIO FOR SUITE H



SUITE F1-F2



SUITE F1-F2



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