



1790 30th Street

Boulder, CO

Central Boulder **Hidden Gem** Office Suites

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[Property Info & Gallery](#)

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Available Space	891 - 7,604 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. 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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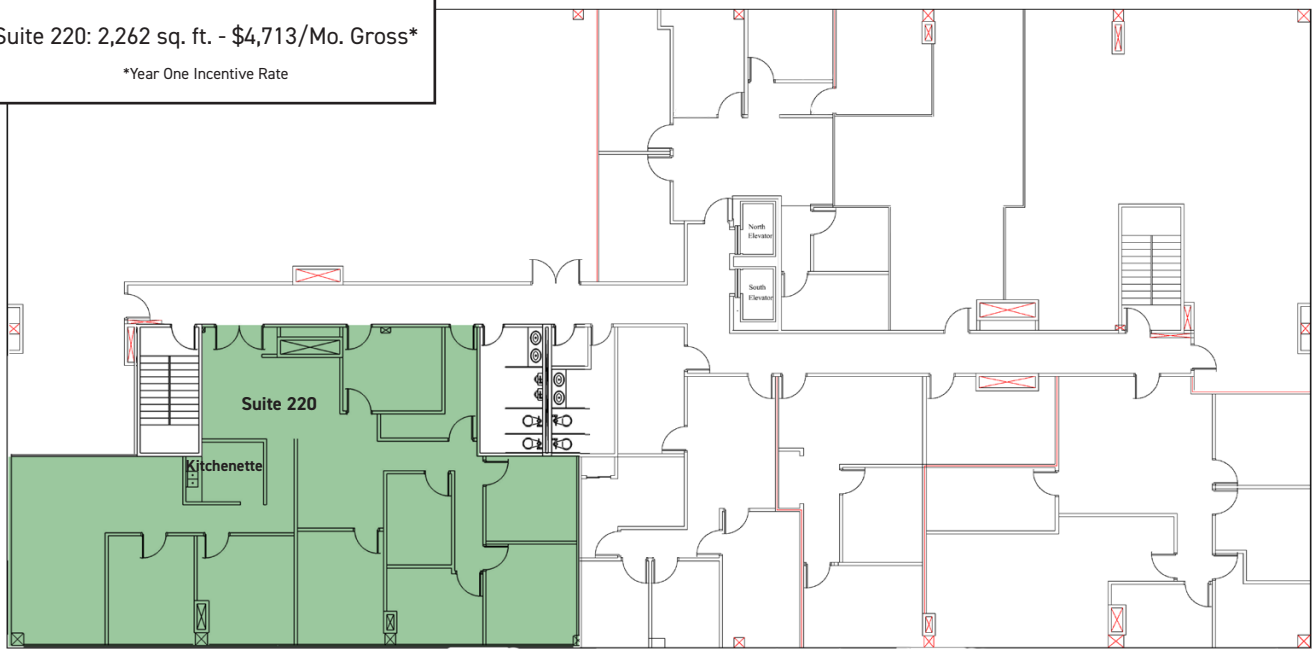
2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

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.

Available 2nd Floor Suites

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

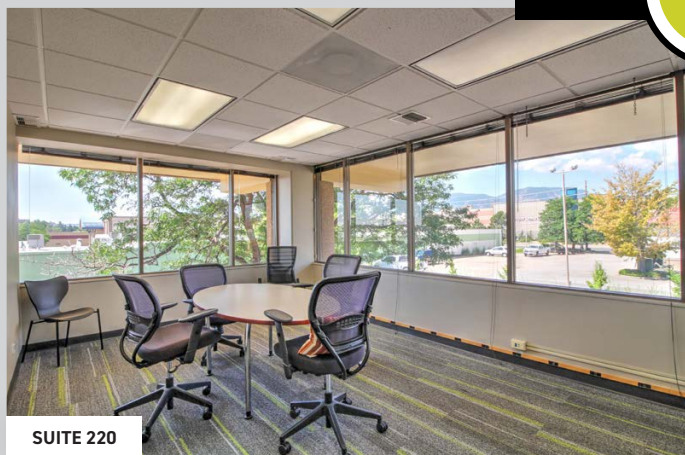
*Year One Incentive Rate



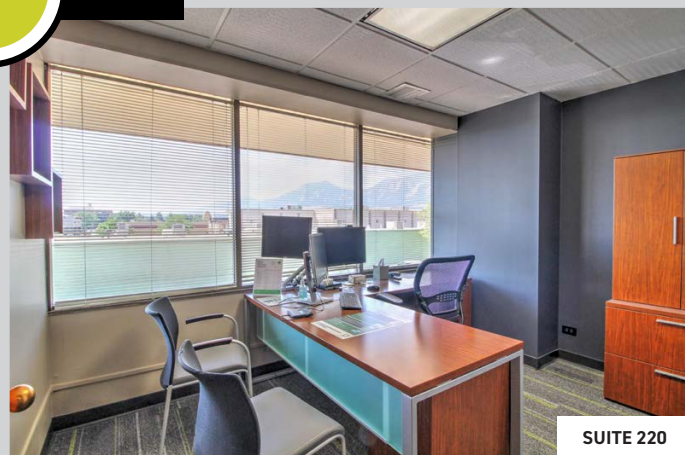
VIDEO



TOUR



SUITE 220



SUITE 220



SUITE 220

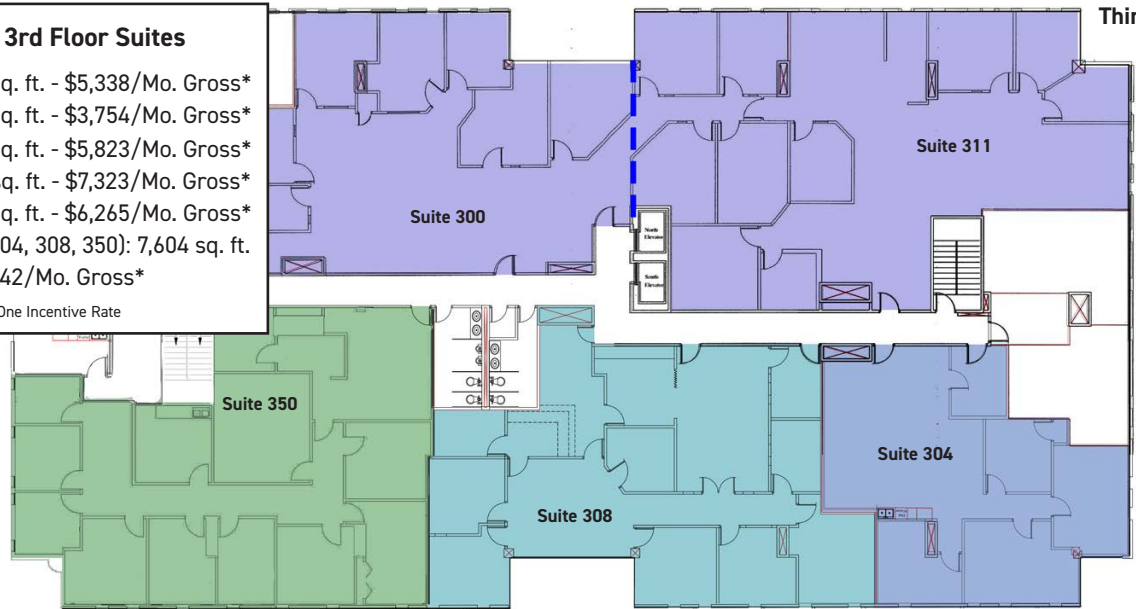


SUITE 220

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*
 Max Combined (304, 308, 350): 7,604 sq. ft.
 - \$15,842/Mo. Gross*

*Year One Incentive Rate

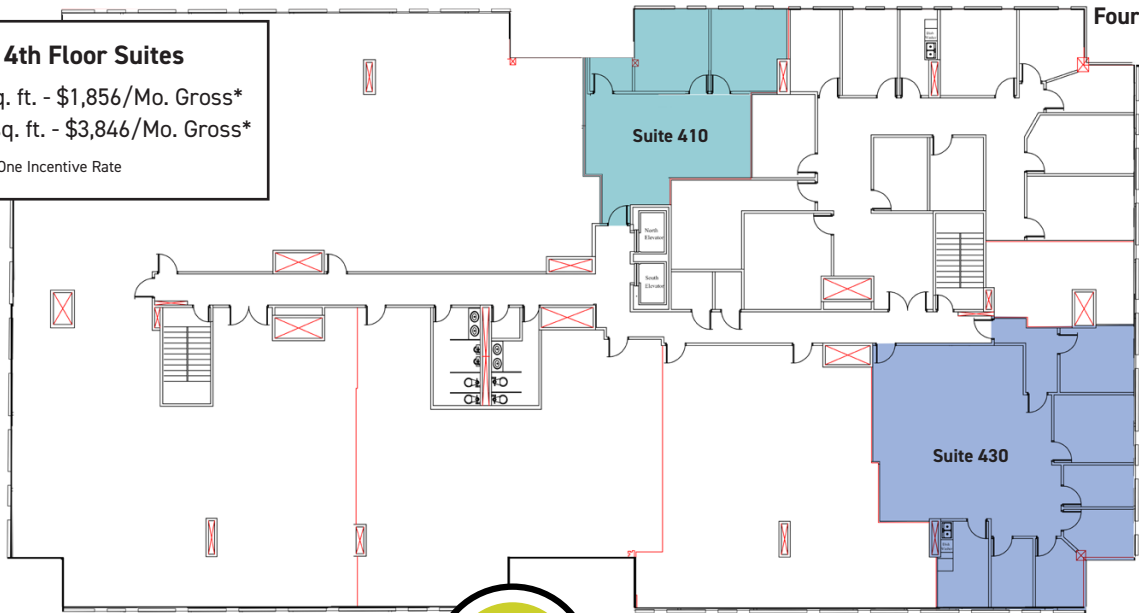


Third Floor

Available 4th Floor Suites

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

*Year One Incentive Rate



Fourth Floor

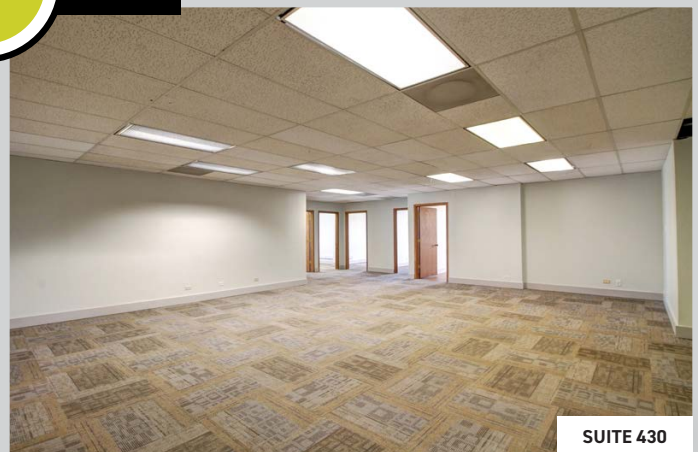
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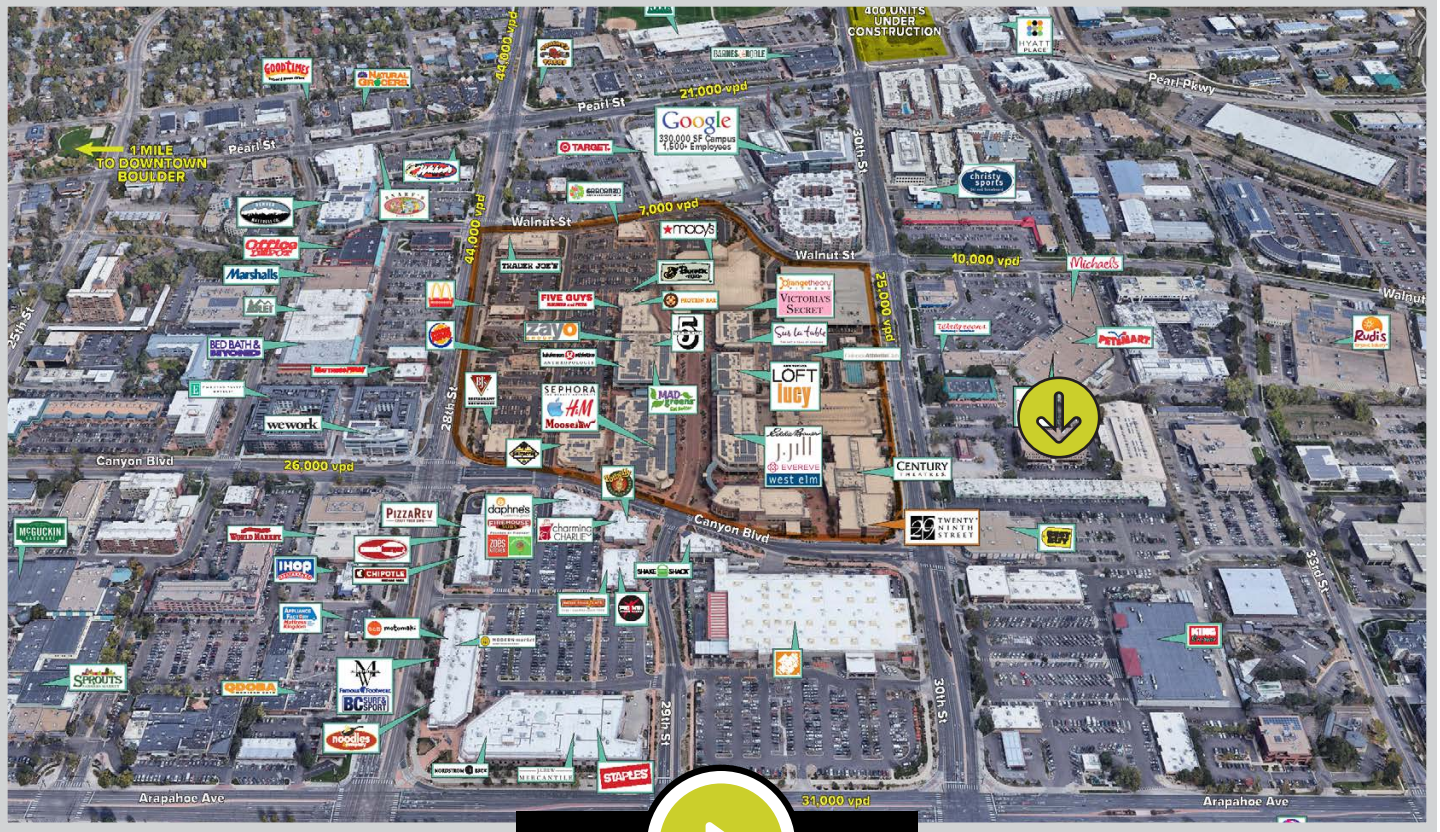


SUITE 308



SUITE 430

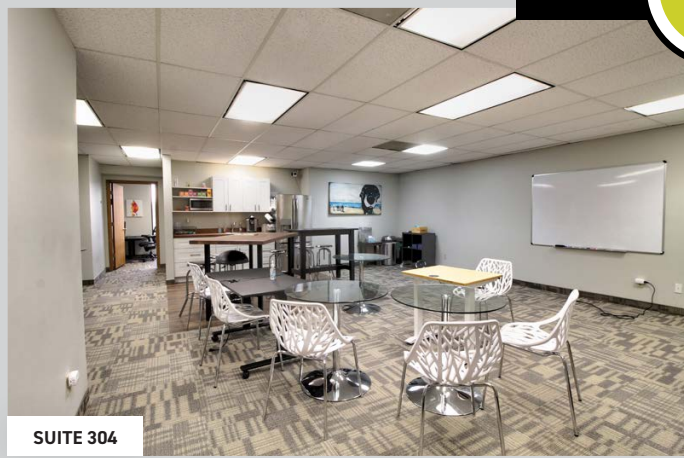
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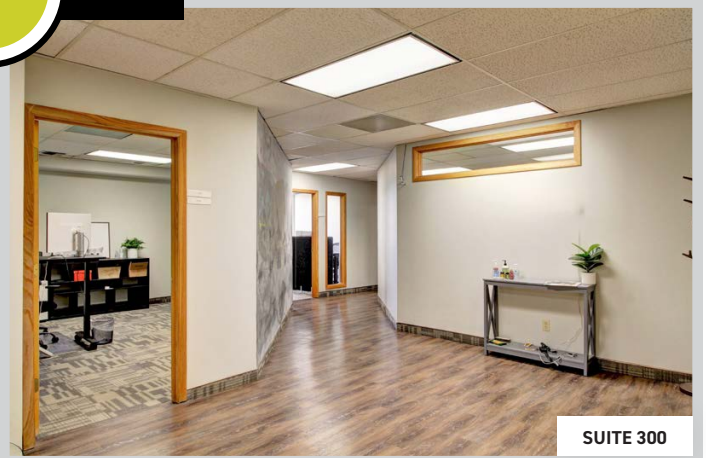
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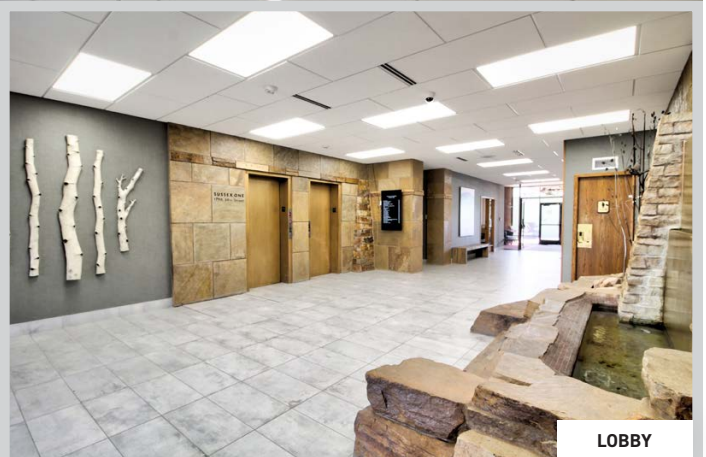
SUITE 304



SUITE 300



EXTERIOR



LOBBY

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