



## CENTRAL BOULDER OFFICE SPACE FOR LEASE

2897 MAPLETON AVENUE  
BOULDER, CO 80301

### PROPERTY HIGHLIGHTS

**Great small office for lease in Central Boulder on Mapleton across from the YMCA.** Close to restaurants, bike path, bus station and shopping. Suite 700 is built out as a fitness studio - ready to move in! Frontage on Mapleton with monument sign space. Zoning allows for a wide variety of uses including office, personal service and more.

- Central Boulder location
- Upscale hip office
- Flex zoning
- Near restaurants and shopping
- On bike path
- Near bus depot

<b>Suite 700: 2,898 RSF</b>	\$13.00/RSF NNN
<b>Expenses (Est)</b>	\$11.93/RSF
<b>Rent Escalation</b>	5%/year
<b>Lease Term</b>	3-5 years
<b>Parking</b>	Ample
<b>Zoning</b>	BT-1

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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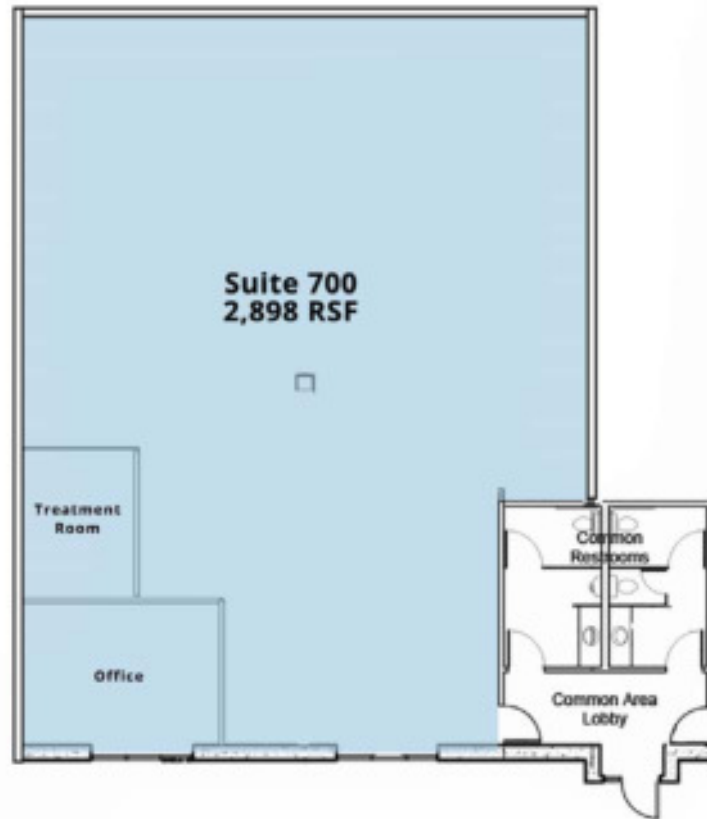
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## PROPERTY FLOOR PLANS



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\* For a complete disclaimer, please see page one of this brochure.

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## PROPERTY LOCATION

