



## 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 100 is a combination of open office and private offices. Coffee bar. In suite bathrooms. 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

**Suite 100: 2,767 RSF** \$20.00/RSF NNN

**Suite 700: 2,770 RSF** \$17.00/RSF NNN

**Expenses (Est)** \$11.93/RSF

**Lease Term** 3-5 years

**Parking** Ample

**Zoning** BT-1

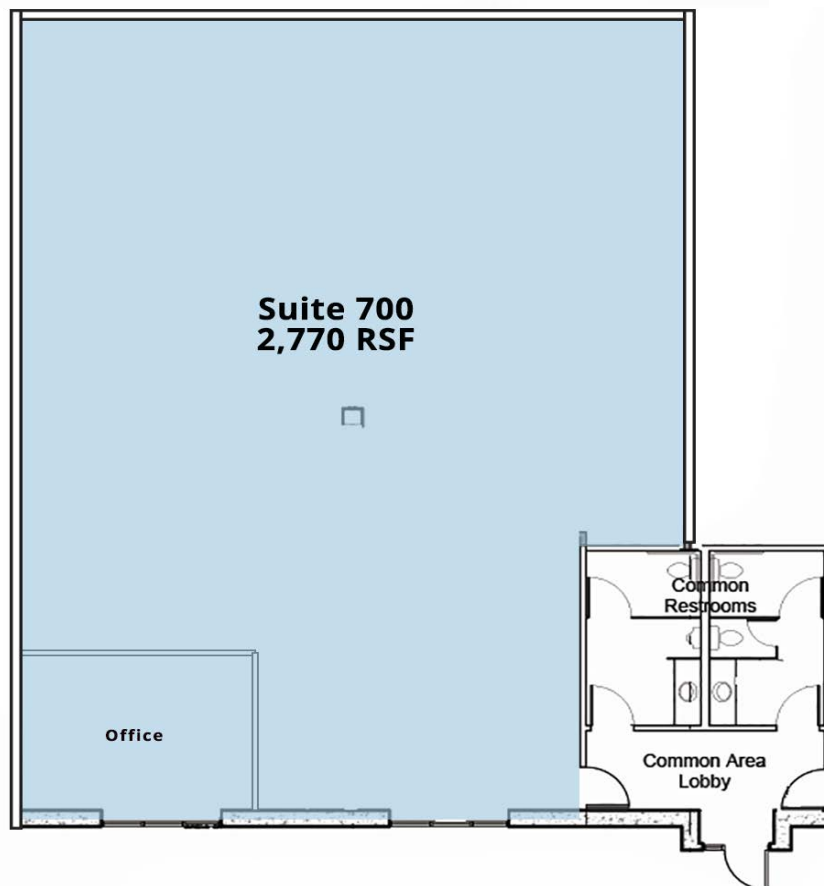
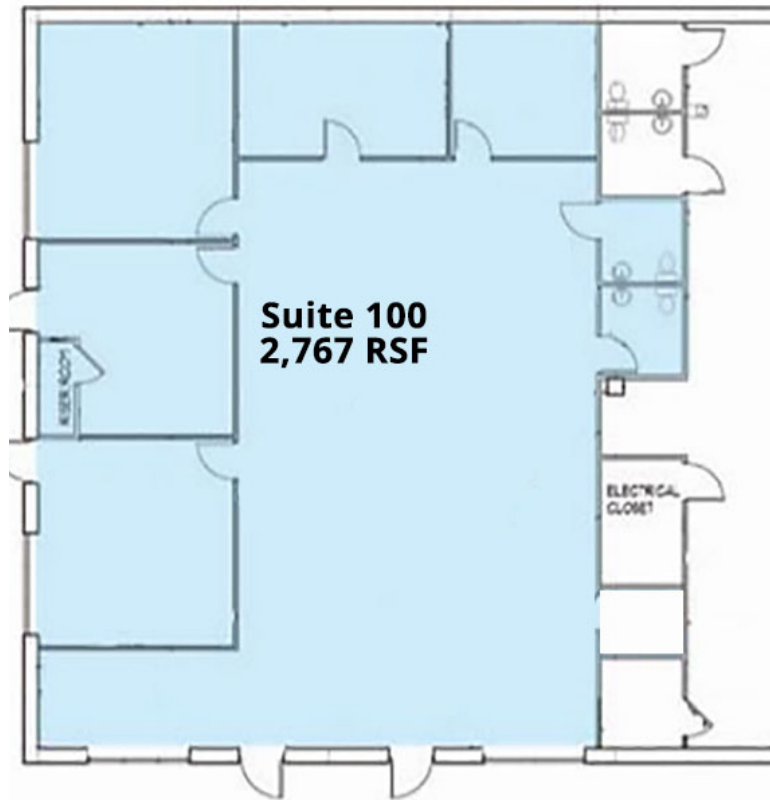
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### CONTACT US

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PROPERTY FLOOR PLANS





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# Colorado Group

## PROPERTY LOCATION

The map displays the location of 2897 Mapleton Avenue in Boulder, CO, marked with a red pin. The map includes major roads such as Valmont Rd, Pearl St, 28th St, 30th St, and 31st St. A green shaded area labeled 'E Mapleton Parkfields' is visible near the property. Surrounding businesses are highlighted with callouts to their logos:

- Top Row:** 1STBANK, TORCHYS, BARNES & NOBLE, WHOLE FOODS MARKET, FRESH THYME MARKET, RTD, HYATT PLACE, S'PARK, BOULDER COMMONS.
- Bottom Row:** Google, TARGET, TRADER JOE'S, BJ's RESTAURANT BREWHOUSE, Walgreens, Michaels, Mason's DUMPLING SHOP.

Other nearby streets shown include Folsom St, Pine St, 26th St, 29th St, 33rd St, 34th St, 35th St, 36th St, 37th St, 47th St, Center Green Ct, Wilderness St, Pearl St, Prairie Ave, Walnut St, and Foothills Pkwy. The map also shows the Boulder and White Ditch, 47th Boulder Farmers Ditch, and Boulder and Left Hand Ditch.