



## 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 & 700 Six Month Introductory Rate of \$10.00 NNN

**Suite 100: 3,106 RSF** \$15.00/RSF NNN

**Suite 700: 2,898 RSF** \$13.00/RSF NNN

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

**Rent Escalation** 5%/year

**Lease Term** 3-5 years

**Parking** Ample

**Zoning** BT-1

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### CONTACT US

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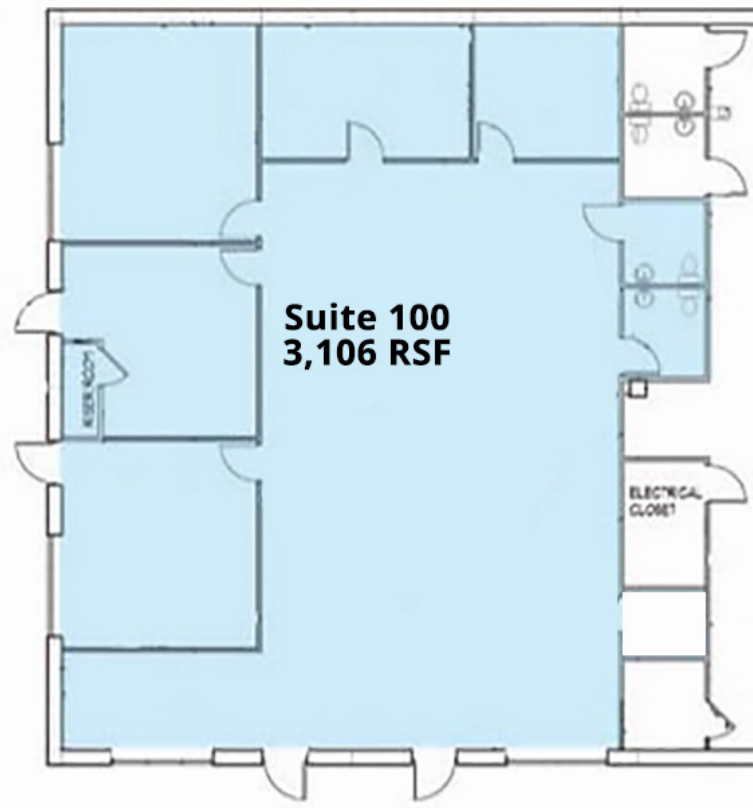
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

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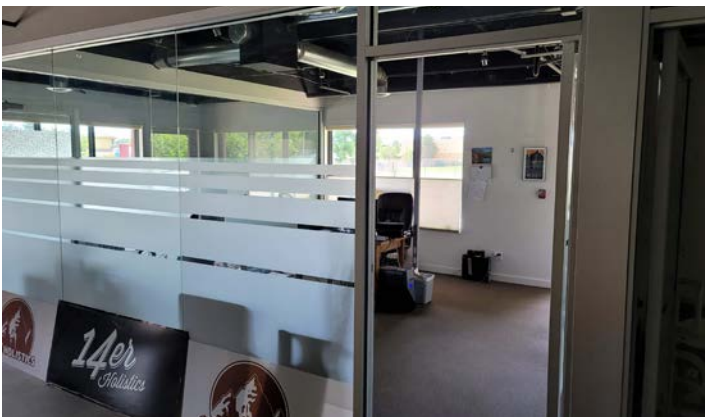
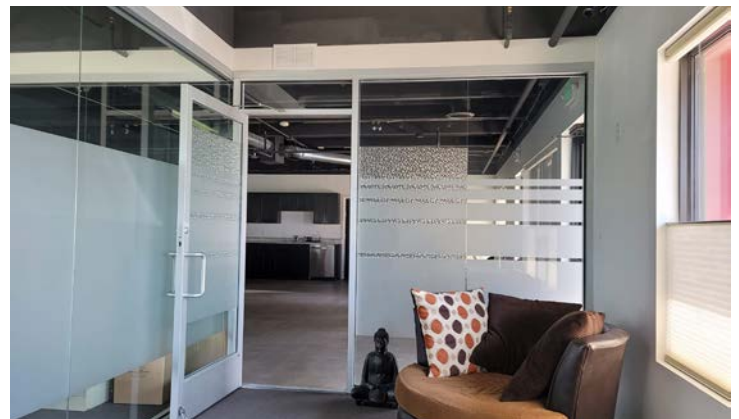
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## PROPERTY FLOOR PLAN



## PROPERTY PHOTOS



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

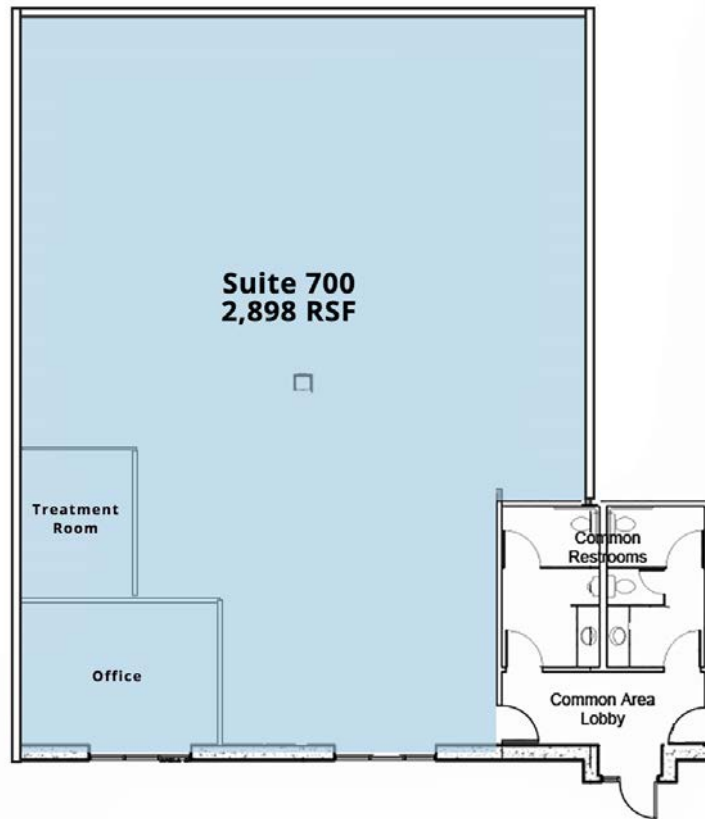


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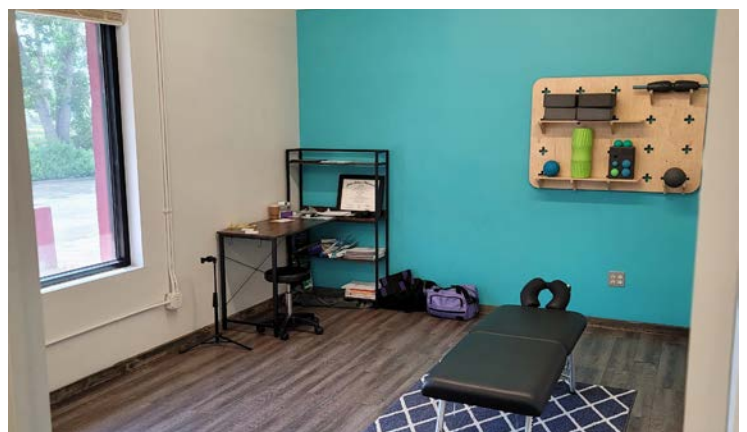
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## PROPERTY FLOOR PLANS



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## 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 indicated by logos and lines pointing to their locations on the map. The logos are arranged in a grid-like fashion around the map.

**Top Row of Businesses:**

- 1STBANK (banking for good)
- TORCHYS BARNES & NOBLE
- WHOLE FOODS MARKET
- FRESH THYME MARKET
- RTD
- HYATT PLACE
- S'PARK Sutherland Park BOULDER COMMONS

**Bottom Row of Businesses:**

- Google
- TARGET
- 29 TWENTY NINTH STREET TRADER JOE'S
- BJ's RESTAURANT BREWHOUSE
- Walgreens
- Michaels
- Mason's DUMPLING SHOP