



**PRICE REDUCTION TO \$3.7 MILLION!!!**  
**OWNER FINANCING AVAILABLE!!!**



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## **OFFICE BUILDING FOR SALE OR LEASE**

**3004 ARAPAHOE AVENUE  
BOULDER, COLORADO 80303**

**Stand-alone office building in central Boulder, CO available for SALE or LEASE!** Owner financing is available for the qualified buyer, please reach out to broker for details on the terms. You'll be glad you did. The building has over 11,000 finished square feet, abundant parking, high-exposure signage opportunities, tons of natural light, and great outdoor space for customers, clients, and/or employees to enjoy.

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

## TERMS

Size:	11,400 Finished SF
New Sale Price:	<b>\$3,700,000</b>
Lease Rate:	\$21.00 / SF / NNN
Expenses:	\$10.47 / SF

## NEW OWNER USER FINANCING TERMS

**LTV:** Up to 80/20 for Qualified Buyer

**Maturity: 5 Years**

1. Year 1: 4%
2. Year 2: 4%
3. Year 3: 5 Year Treasury Rate + 1
4. Year 4: 5 Year Treasury Rate + 1
5. Year 5: 5 Year Treasury Rate + 1

**Terms:** Interest only balloon loan, no prepayment penalty

**Amort:** Interest only, \$3.7 M purchase price, with \$2.96 M loan - monthly interest payment under \$10,000 per month

**Collateral:** First mortgage on 3004 Arapahoe, Boulder, CO and assignment of all Borrower's agreements and assignment of leases

**Please inquire with Broker for more info.**



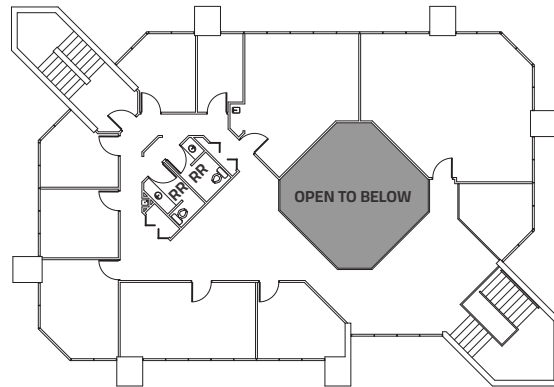
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## PROPERTY FEATURES

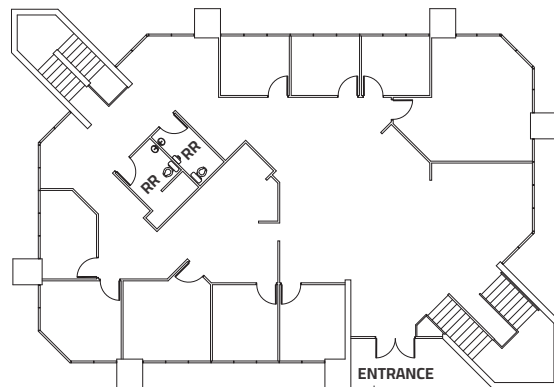
- **Expansive Potential:** Includes additional unfinished square footage currently designated for storage, providing room for your future growth.
- **Ample Parking:** 38 convenient parking spaces.
- **Eco-Friendly Transportation:** Encourage sustainable commuting with outdoor bike parking, seamlessly connecting your workspace to Boulder's extensive network of bike paths.
- **Work-Life Balance:** Enjoy easy access to nearby amenities like parks and the Scott Carpenter Pool.
- **Retail Paradise:** Take advantage of the diverse offerings at the 29th St. Mall and Sunrise Center, conveniently located right across the street.
- **Effortless Commuting:** Straightforward access to Highway 36, making your location accessible from various parts of the region.



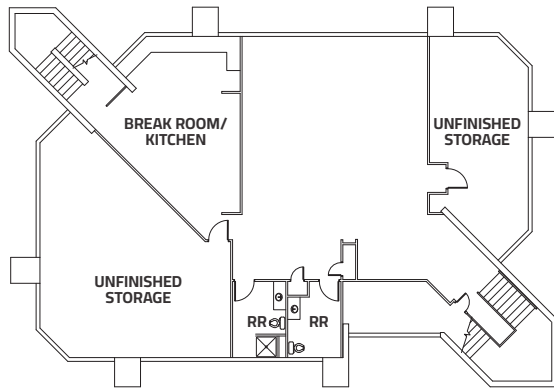
2ND FLOOR



MAIN FLOOR



GARDEN LEVEL



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GARDEN LEVEL OPEN OFFICE SPACE



BREAK ROOM/KITCHEN



ENTRANCE SEATING AREA



PRIVATE OFFICE



WAITING AREA



CONFERENCE ROOM

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MAIN LEVEL OPEN OFFICE SPACE



GROUP THERAPY ROOM/CONFERENCE ROOM



2ND FLOOR OPEN OFFICE AREA



VIEW OF THE MAIN FLOOR FROM SECOND FLOOR BALCONY



OUTDOOR PATIO

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