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#### **Details**

#### **Free Standing Two Story Office Building**

#### **Click here to view video!**

## **Building Details**

**Zoning** BC-2 General Business District

**Building SqFt** Approx. 9,188

**Lot SqFt** 22,065 sq/ft

**Sales Price** \$2,600,000.00

**Levels** Two

Year Built 1999

**Taxes** \$89,201/2023

**Elevator** Yes

**Water** City of Boulder

**Electric** Xcel Energy

Parking 31

Main Level 4,671

Second Level 4,703

Easily divisible for several tenants. Three reception areas with waiting rooms conference rooms and closed door office

waiting rooms, conference rooms and closed door office spaces as well as bull pen areas. Bathrooms with showers.

Additional Income Roof lease with Verizon and Dish | \$4,526.00/monthly

Location Current neighbors include: Whole Foods, Mountain Sun, King

Soopers, Runners Roost, Boxcar Coffee, and Snarts.

Owner Financing Available

4% Interest rate









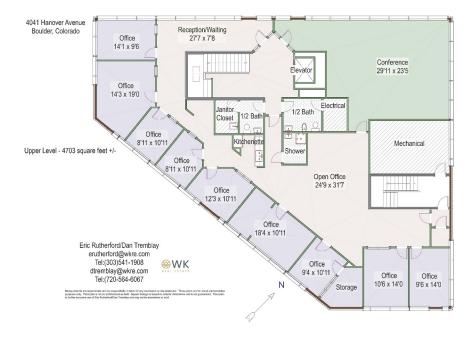
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# Floor Plan

### Main Level

#### 4041 Hanover Avenue Boulder, Colorado Reception/Waiting Reception/Waiting Office 14"0 x 11'7 24'6 x 7'5 22'3 x 7'5 Conference Patio 11'8 x 15'7 Open Office | 9'10 x 29'0 Office Office Janitor 1/2 Bath 14'0 x 11'4 14'2 x 13'9 1/2 Bath Main Level - 4671 square feet +/-Office Kitchenette 14'0 x 12'5 Office 7'8 x 10'9 Open Office Office 25'2 x 29'0 Office Office Office Office Office 13'8 x 12'5 Eric Rutherford/Dan Tremblay erutherford@wkre.com Tel:(303)541-1908 ₩K dtremblay@wkre.com Tel:(720-564-6067 Patio

# **Upper Level**





# Aerial



