



OWNER / USER OPPORTUNITY
FOR SALE
 900 Arapahoe Ave. Boulder, CO

PROPERTY HIGHLIGHTS

Discover an unparalleled office, investment or redevelopment opportunity with this remarkable property, boasting distinctive architectural charm and timeless elegance. The building's unique stained glass windows infuse each space with a touch of vibrant color and character, creating an inspiring atmosphere for any business or creative endeavor. Convenience is key, with the benefit of on-site parking ensuring ease of access for employees and clients alike. Located just a short stroll from the renowned Pearl Street Mall, this property offers unmatched proximity to a vibrant hub of dining, shopping, and cultural experiences, making it an ideal choice for businesses aiming to thrive in a bustling environment. Whether you're looking to establish an office space or embark on a visionary redevelopment project, this property presents a rare chance to invest in a prime location with endless potential.

Sale Price	\$1,685,000 (\$525/SF)
Building Size	3,210 SF
Site Size	9,488 SF
Timing	Immediately
Parking	13 On-site
Zoning	RMX-1



Near bike path



On bus route



Near restaurants



Near parks



Unique building



Redevelopment opportunity

FOR
 MORE
 INFORMATION

Scott Crabtree, MBA LEED®AP
 Senior Commercial Broker
 303.449.2131 ext 125
crabtree@coloradogroup.com



Liz Amaro
 Commercial Broker Associate
 303.449.2131 ext 136
liz@coloradogroup.com

OWNER / USER OPPORTUNITY

900 Arapahoe Ave., Boulder, CO 80302

Colorado
Group

PROPERTY PHOTOS - Exterior



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

OWNER / USER OPPORTUNITY

900 Arapahoe Ave., Boulder, CO 80302

Colorado
Group

PROPERTY PHOTOS - Interior



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

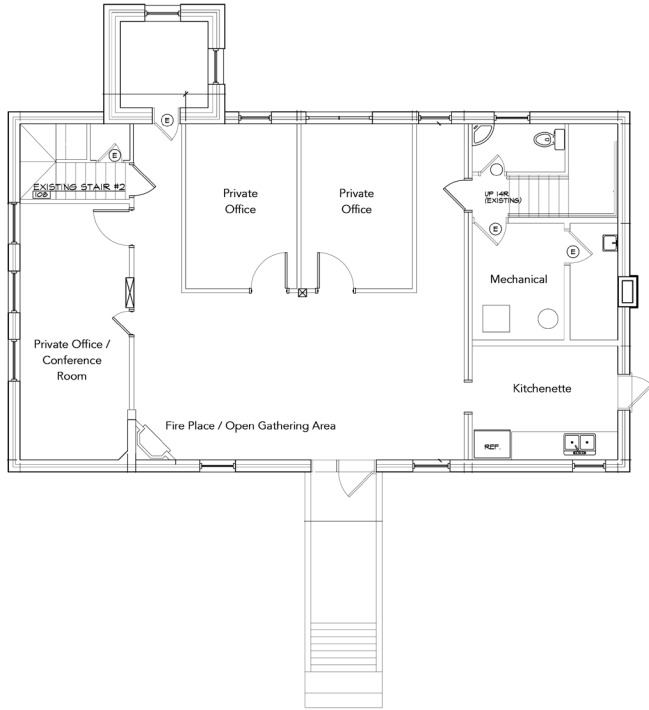
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

OWNER / USER OPPORTUNITY

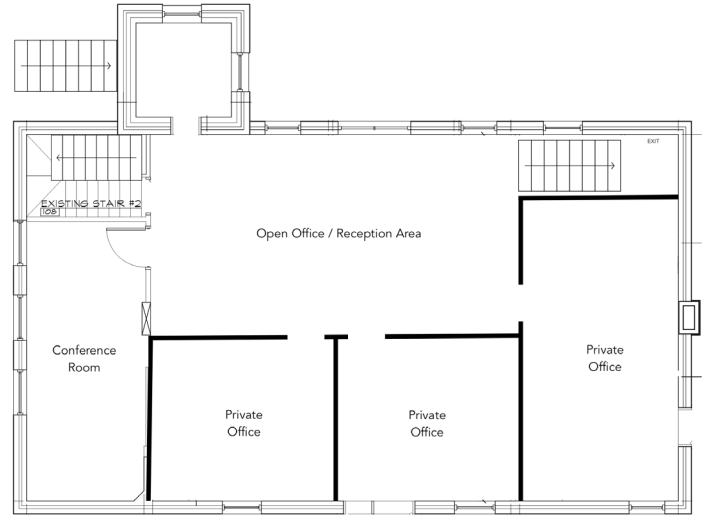
900 Arapahoe Ave., Boulder, CO 80302



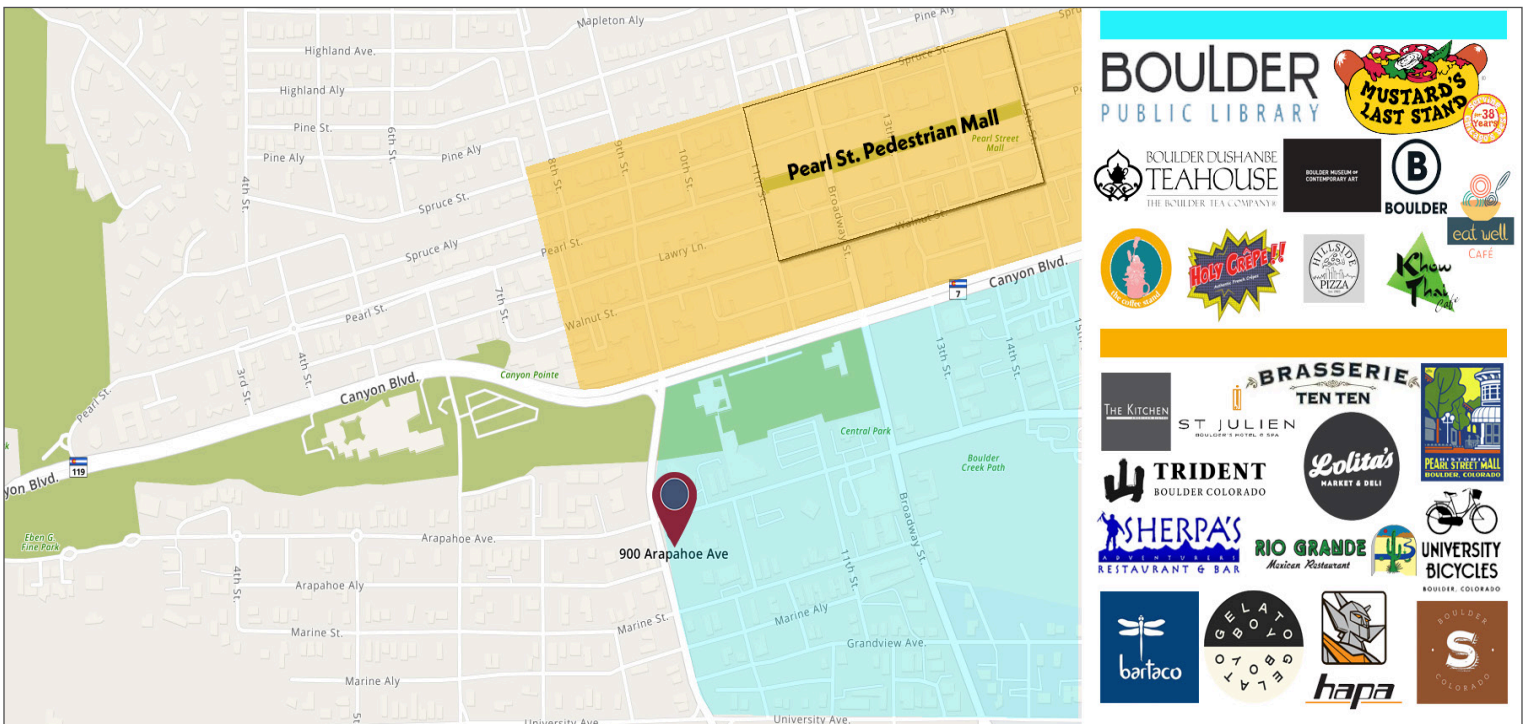
LOWER LEVEL



MAIN LEVEL



PROPERTY LOCATION



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