

4041 Hanover Avenue
Boulder, Colorado 80305

Sales Price \$3,200,000

9,188 sq/ft

Free Standing Building

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Details

Free Standing Two Story Office Building

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Zoning	Office Building
Building Square Feet	9,188
Lot Square Feet	22,065 sq/ft
Levels	Two Stories
Year Built	2009
Taxes	\$89,201/2023
Elevator	One
Levels	Two Stories
Water	City of Boulder
Electric	Xcel Energy
Parking	37 spaces
Main Level	4,671 sq/ft
Second Level	4,703 sq/ft
Interior	Easily divisible for several tenants . Three reception areas with waiting rooms, conference rooms and closed door office spaces as well as a 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, Snarfs.



Floor Plan

Main Level



Upper Level



Aerial



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